Property Inspection Report

LOCATED AT:
xxx
Acton, California
93510
PREPARED EXCLUSIVELY FOR:
xxxx

INSPECTED ON:
Thursday, March 19, 2015
9:30 PM

Inspector, Marc Mazza &
Robert Wasson
Mazza Inspection Group
(866) 996-2992
info@mazzainspections.com

SUMMARY

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete.

The summary is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.

Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be investigated further and 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.

This summary report is intended to provide a convenient and cursory preview of a limited number of items, conditions and components that we have identified within our report as requiring more immediate service. This summary is not comprehensive and does not include all of the issues documented within this report.

Items included in the summary will be an item, component or situation which is not performing its function or its condition, or is not appropriate for its age or use. This may also denote a safety hazard or safety risk. Immediate replacement, improvement or repairs may be required to make serviceable. Items identified in the summary should be reviewed by a professional licensed contractor in the trade necessary for appropriate repairs that should be completed in accordance to local building standards.

All work should be followed up by a receipt or warrantee by the contractor.

GROUNDS

Decks

Northwest Deck

DECK
s-1: - The deck possess stucco pillar-like railing which are loose when pressed upon. these railings in accordance with building code are suggested to withstand force in upwards of 200 pounds per liner foot for safety. The IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handdrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes still in effect specify a smaller load of 20 pounds per linear foot. Improvements are recommended as a safety precautionary measure.

s-2: - Evidence of leaking was observed from underneath the deck and on the exterior walls of the house. We are unable to determine the methods in which the deck is waterproofed without destructive testing. Our fear is that the wood framing members of the deck may be damaged/rotten and in need of replacement. Further evaluation is recommended by a licensed general contractor.

Southeast Deck

DECK
s-3: - The deck does not appear to be properly sloped to shed water and has areas of poor drainage. Repairs are recommended to ensure proper drainage of the deck.

s-4: - Sealant was noted at the deck on the grout joints of the tile and up against the house. This may be an attempt to stop a previous leak on the deck.

s-5: - The deck possess stucco pillar-like railing which are loose when pressed upon. these railings in accordance with building code are suggested to withstand force in upwards of 200 pounds per liner foot for safety. The IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handdrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes still in effect specify a smaller load of 20 pounds per linear foot. Improvements are recommended as a safety precautionary measure.

s-6: - Drip edge metal is suggested to be installed at the perimeter of the deck under the tile to protect the sheeting from moisture damage as well as to properly shed water into the gutters.

s-7: - Moisture staining was observed on the stucco underneath the deck, which may suggest that the deck leaks. We are unable to determine the methods in which the deck is waterproofed without destructive testing. Our fear is that the wood framing members of the deck may be damaged/rotten and in need of replacement. Further evaluation is recommended by a licensed general contractor.

Gates

POOL GATE BARRIER
s-8: - The gates leading to a pool / spa are suggested to open outward in accordance to building standards.

Fencing

WROUGHT IRON FENCING
s-9: - The gaps or voids, in the wrought iron fencing are greater than 4 inches which is substandard when a pool, spa or pond greater than 18" in depth is located on the property. IRC 2012 §312.3.

Stairs

RAILINGS
s-10: - There are no handrails on the stairs present. Hand rails are required for all steps greater than thirty inches and with 4 or more steps. Appropriate precautions should be taken such as installing railing on steps greater than 4 steps to safeguard children and the elderly - IRC 2012 §311.7.7.

EXTERIOR

Stucco Wall Covering

STUCCO WALL GENERAL COMMENTS
s-11: - Moisture was observed throughout the stucco covering under the south side and north side decks as well as the wall under the south side deck. The moisture appears to derive from the deck surfaces, however, a water test is suggested to be performed to confirm this.

Electrical

EXTERIOR RECEPTACLES
s-12: - All of the exterior ground-fault protected outlets did not trip or are not protected upon test, and should be replaced.

Site Hazards

MISCELLANEOUS SITE HAZARDS
s-13: - There is steel rebar sticking up in the north and east side of the yard. Caution is suggested as this condition poses a potential safety hazard. Improvements are recommended as a safety precautionary measure.

STRUCTURAL

CONCRETE SLAB
s-14: - There is an offset beneath the tile in the entrance that we will identify, and based on our experience, is likely indicative of a slab fracture. Therefore, the tile should be removed and the slab evaluated by a specialist.

ROOF FRAMING
s-15: - We observed several damaged trusses within the attic. These trusses are structural components and as such will require the evaluation of an engineer to better determine what repairs are necessary to remedy this condition.

ROOF

CLAY TILE OBSERVATIONS

s-16: - There were cracked and slipped roof tiles which were observed at the main roof. This should be expected as regular wear and tear, however, the tile should be serviced to maintain the water tight integrity of the roof. This type of material should be replaced by a qualified roofing contractor as walking on this roof material may crack and / or break many tiles and cause more damage than necessary. Regular inspections and maintenance are recommended. This type of roof structure is recommended to be inspected every 2-3 years for any slipped, cracked or missing tiles. It is also recommended that the vents be inspected at this time and sealed as necessary. The tile roof covering material observed is a type that is typically walked on by Mazza Inspections, however, in some cases we may choose not to. For example, the seller may request that we not walk on their roof or the height or weather may represent a hazard. Other examples may be a steep pitch or the roof is a clay tile roof, where the possibility of damage to the tiles is greater. In which case, the roof is inspected from the inside of the house as well as all exterior accessible areas of the roof that are visible. There may be portions of the roof that were viewed from the ground and / or ladder using binoculars. Some sections of the roof may not be viewed at all.

CHIMNEY & FIREPLACE

FACTORY BUILT CHIMNEY

Master Bedroom

FACTORY BUILT FLUE

s-17: - The cooling flue which is an integral part of the flue assembly appears to be "choked off" due to the position and possible improper installation of the storm collar present. The installation (if proven to be incorrect) as it is currently, poses a real and present fire hazard. Further assessment is advised.

FACTORY BUILT FIREPLACE

Master Bedroom

DAMPER

s-18: - Blocking open the damper with a clip to keep the damper from closing any time gas log sets or a fuel pipe is/are present is always recommended.

HEARTH & HEARTH EXTENSION

s-19: - The hearth does not have standard dimensions, which would require it to extend at least 16 inches from the front of the opening (should carpet or a rug be added) and 8 inches on either side. When the fireplace opening is more than 6 square feet, the hearth should extend at least 20 inches from the front and at least 12 inches on either side.

FUEL AND LOG STARTER
s-20: - The void / separation around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.

GENERAL COMMENTS
s-21: - The fireplace has a discoloration on the face of the fireplace. The discoloration may be directly related to poor drafting or operating the fireplace with the flue closed.

PLUMBING

DRAIN, WASTE & VENTS

VENT PIPING
s-22: - We observed an exposed DWV in the garage which does not terminate through to the exterior. We recommend the advice and services of a licensed contractor who can inspect this condition and improve upon it as / if necessary.

FUEL SUPPLY

FUEL PIPING
s-23: - There are missing sediment traps at all or some of the fuel piping installed prior to fuel burning appliances e.g. furnace, water heater. A drip leg, also known as a dirt leg, is there to protect the gas train and burner orifices from gas born water and dirt. In a clean piping system, with best quality gas supply, there will never be a need for this. Typically, systems develop some moisture from condensation, as well as some dirt or other contamination. Typically, the drip leg is 3-6 inches in length and prior to the appliance.

GARAGE

FIREWALL
s-24: - Holes and / or missing wall separation wall covering were noted in the fire rated wall that connects the garage to the main structure. The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house to maintain the integrity of the fire rated materials. Dwelling/garage opening/ penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with sections R302.5.1 through R302.5.3.

FIREDOOR
s-25: - The entry door from the garage was not fully self-closing. As per building standards, this door is to be a solid door, 1 3/8" minimum, solid steel, or fire rated, that should fully close unassisted. IRC Code 302.5.1.

VEHICLE DOOR C
s-26: - The garage vehicle door is damaged. The panels on the garage door were bent and in need of repair or replacement.

VEHICLE DOOR D
s-27: - The garage vehicle door is damaged. The panels on the garage door were bent and in need of repair or replacement.

ELECTRICAL
s-28: - Exposed wiring noted, exposed to physical damage or contact was observed in the garage. Wiring which is exposed and within harms reach should be relocated or protected from damage or contact by the use of conduit. An electrical contractor should be contacted for further evaluation and to make any necessary repairs - NEC 334.15.

ELECTRICAL

ELECTRICAL SERVICE

EQUIPOTENTIAL BONDING
s-29: - We were unable to verify a cold (and hot) water bond at the main water supply, or supply piping. In accordance to building standards; the bond is suggested to be installed in or attached to a building structures metal piping system(s) including hot water, cold water and the gas piping, that are likely to become energized. These aforementioned components should be bonded to the service equipment enclosure in accordance to building standard. The bonding jumper(s) should be sized in accordance with the NEC, using the rating of the circuit that is likely to energize the piping system(s).

*Note: a) If the house employs plastic water piping, there may not be a cold water bond. b) The water pipe ground/bond may have been removed if the house was re-plumbed in copper. Therefore, it should be traced by an electrician or the panel should be re grounded. c) We did observe grounding electrodes at the water supply but were unable to verify their connection to the panel.

SUB-PANEL

System A

SERVICE PANELBOARD OBSERVATIONS
s-30: - We observed openings within the service equipment panel. Openings in the panel are not suggested and should be closed or sealed off by a professional contractor.

System B

SERVICE PANEL COVER
s-31: - The exterior cover for the main electrical panel is missing, and should be replaced.

SERVICE PANELBOARD OBSERVATIONS
s-32: - We observed openings within the service equipment panel. Openings in the panel are not suggested and should be closed or sealed off by a professional contractor.

CIRCUIT BREAKERS
s-33: - There are two wires connected to one breaker in the electrical panel. Circuits within the panel that are doubled up (referred to as "double taps"), should be verified for this application by a professional electrician. As inspectors, we are unable to remove the breaker to determine if the breaker is manufactured for this application. Double taps may allow the terminal to become loose and lead to more serious issues. With that being said, a complete evaluation including the inspection of the breaker(s) is suggested. Any repairs are suggested to be performed by a qualified electrical contractor.

INTERIOR ELECTRICAL

LUMINARIES
s-34: - The ceiling lights installed in the Jack and Jill bathroom, the master bathroom and the garage bathroom do not possess a wet type fixture trim kit and appeared to be installed within the 8 x 3 shower spray zone of the shower enclosure. For some older structures, this may not have been a code requirement, however, improvements are always suggested as old or new code is the minimum standard and is always suggested to be exceeded - Reference from NEC 410.10-(D).

RECEPTACLES
s-35: - A ground fault circuit interrupter (GFCI) outlet in the garage kitchen did not respond correctly when tested. This receptacle should be replaced as a safety precautionary measure.

INTERIOR

WINDOWS
s-36: - The window located in master bedroom is cracked / broken. Improvements are recommended for obvious safety purposes.

s-37: - Sash cords / balancers (the ropes that hold up the windows) are inoperable on the window(s) in the garage. Repairs are suggested for proper operation of single and double hung windows and should be performed by a professional contractor. All of the inaccessible single hung windows are suggested to be tested once they are made accessible and prior to the close of escrow.

Note: In many cases when there are defective single hung windows detected, it is common that others may exist. There may be some windows that were inaccessible and not tested.

SMOKE ALARMS
s-38: - A smoke detector is missing from the upstairs loft and is recommended to be installed per local building standards.

CARBON MONOXIDE DETECTORS
s-39: - There are no carbon monoxide detectors present, or installed in accordance to building or manufacturer's standards. A carbon monoxide detector is required to be installed in accordance to manufacturer's or local building standards.

LAUNDRY

DRYER DUCT
s-40: - The dryer duct is a flexible type that is suggested to be replaced with a smooth wall vent.dryer Section 504.3.2.1 Clothes dryer vent ducts shall be metal and shall have a smooth interior surface.
An approved “flexible duct connector” of not more than 6 feet in length may be used to connect the dryer to the dryer vent pipe. “Flexible duct connectors shall not be concealed within the construction.” (Flex duct connectors shall not pass into or through a concealed space. This includes cabinets, walls and attic spaces).

s-41: - The gas dryer vents incorrectly through a return-air compartment. This could contaminate the return-air compartment with the bi-products of combustion, and the should be isolated or rerouted. We fell it prudent to note that there is in fact an isolated return air duct which may or may not allow contamination of the interior if such a leak of the dryer duct exists.

KITCHEN

Main House Kitchen

SINK TRAP AND DRAIN
s-42: - There is a leak at the trap-arm below the kitchen sink, which should be repaired. We recommend the further review, advice and services of a plumbing contractor.

BATHROOMS

Master Bathroom

BATHTUB
s-43: - Upon inspection of the spa motor, we were unable to verify a bonding conductor attachment to the pump and interior piping due to inaccessibility. Verification of the bond is recommended prior to use of the spa tub.

s-44: - There is no GFI receptacle at the spa tub, that was visible or accessible to test. The closest GFI receptacle did not turn off the bathtub spa motor when tested. The verification of, or the installation of this receptacle is strongly urged as a safety precaution.
2014 NEC Section 680.71 Hydromassage bathtubs and their associated electrical components shall be on an individual branch circuit(s) and protected by a readily accessible ground-fault circuit interrupter. All 125-volt, single-phase receptacles not exceeding 30 amperes and located within 1.83 m (6 ft) measured horizontally of the inside walls of a hydromassage tub shall be protected by a ground-fault circuit interrupter.

Upstairs Common Bathroom

BATHTUB
s-45: - The bathtub drain pipe was leaking at the time of the inspection. The leaking noted appears to be from under the tub. Repairs are recommended.

Jack and Jill Bathroom

SINK - FAUCET - PLUMBING
s-46: - The sink plumbing leaks when tested. Repairs are recommended.

Downstairs Common Bathroom

SHOWER
s-47: - Moisture was observed in the wall directly next to the shower. The moisture appears to be leaking from the tile bench portion of the shower. Repairs are suggested so the shower enclosure may function properly. Further assessment is advised.

ATTIC

ATTIC ELECTRICAL
s-48: - There are open electrical junction boxes within the attic, which should be sealed so that any arching or sparking would be contained within the box. Improvements are recommended as a safety precautionary measure.

FACTORY-BUILT CHIMNEY FLUE AND FIRE-STOP
s-49: - The vent pipe of the factory built fireplace vent is too close to combustible material according to the listed requirements located on the chimney flue. Repairs are recommended for safety.

s-50: - Attic insulation was observed in direct contact with the chimney flue. The contact of batt insulation has been known to create pyrophoric conditions, thereby, reducing the ignition temperature of combustible materials, which may also be in direct contact with the insulation, resulting in fires. This insulation is suggested to be removed in order maintain all clearances mandated by the manufacturer. Further assessment is advised.

Note: The fire stop was not fully visible for inspection and, as a result, it is suggested that verification of installation, in accordance with minimum building standard, is completed.

GAS APPLIANCE FLUE AND FIRE-STOP
s-51: - The vent pipe of the gas fired appliance is too close to combustible material, and should be serviced.

s-52: - The fire stop / blocking is incomplete around the flue vent as pictured, when viewed from the attic. Building code stipulates that fire stop / blocking be placed at every floor level, ceiling / attic or at a minimum of 8 or 10 feet.

Note: Insulation is not a fire-stop replacement or substitute due to the potential heat transfer capabilities. Only an approved material is suggested in this location. Code Reference CRC R302.11 Fireblocking
In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

HEATING

Upstairs System

VENTING AND DRAFT HOOD
s-53: - The vent pipe appears to be separated, which will allow the bi-products of combustion to contaminate the residence. It should be repaired by an HVAC contractor before the furnace is used.

s-54: - The vent pipe has a negative pitch, which could hinder the bi-products of combustion from being vented beyond the residence, and which could contaminate the residence, and should be serviced by an HVAC contractor.

PRIMARY AND SECONDARY CONDENSATE
s-55: - The condensation pan appears to be severely rusted and deteriorated. A rusted pan may suggest a leaking secondary condensate drain, leaking primary, switched condensate drains or leaking "A" coil. In light of this finding, we suggest the buyer have an HVAC contractor evaluate the pan.

Downstairs System

VENTING AND DRAFT HOOD
s-56: - The vent pipe which serves both the water heater and the furnace appears to be separated in the attic as pictured, which will allow the bi-products of combustion to contaminate the residence. It should be repaired by an HVAC contractor before the furnace is used.

POOL / SPA

Pool and Spa

POOL INTERIOR FINISH
s-57: - Cracks were observed in the pool plaster. In many cases spider cracking is a result of aged plaster, however, the depth or degree of damage if any cannot be determined during this one time limited inspection. For this evaluation or leak test, a professional contractor is suggested to be contacted prior to the close of escrow.

POOL COPING
s-58: - The caulk in the expansion joint (elastomeric seal) of the pool deck has cracked. This should be resealed to forestall moisture intrusion below the pool deck.

LIGHTING
s-59: - The pool light did not respond when it was tested. The light is suggested to be serviced by a professional, confirmed to have ground-fault protection and demonstrated prior to use of the pool / spa. Note: The inspector only tests the switches which are present and visible.

CIRCULATION PUMP
s-60: - We observed a pump which was not operational at the pool equipment. We tested the pump with the switches or clock timer that were available to us at the time of the inspection.

s-61: - This pool circulation motor is not bonded. A bond wire is recommended to be connected to all metal components within the pool equipment then back to a ground source in accordance to today's minimum code. Our inspection is based on the most stringent code standards to date. Our responsibility is not to determine what building standard was in effect at the time of original construction or installation of any component but rather, the protection of our clients and the general public at large by applying today's most current or stringent building requirements. We feel determining whether or not a component needs to be improved is best left up to the authority having jurisdiction or contractor in this field.

Table of Contents

DISCLOSURE.....1

GENERAL INFORMATION.....3

GROUNDS.....3

EXTERIOR.....15

STRUCTURAL.....27

ROOF.....29

CHIMNEY & FIREPLACE.....34

PLUMBING.....43

GARAGE.....49

ELECTRICAL.....55

INTERIOR.....67

LAUNDRY.....78

KITCHEN.....79

BATHROOMS.....84

ATTIC.....90

HEATING.....94

AIR CONDITIONER.....100

DUCTS & REGISTERS.....102

POOL / SPA.....103

ENVIRONMENTAL CONCERNS.....110

CONCLUSION.....112

DISCLOSURE

Thank you for choosing the Mazza Inspection Group to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the house – recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, 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 by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Many comments on components or systems observed as defective, damaged or otherwise may be followed by a comment which suggests the buyer to have an additional inspection of that listed component or system by a specialist. We make these suggestions to ensure our client has ample time to have that specific item evaluated by a specialist of that particular component or system who can then make specific recommendations of repair or replacement and provide our customers with real costs associated with that component or system.

Your report includes many digital photos and may include infrared images as well. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, Thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please do not hesitate to call or email us.

NOTICE: This report should not be used by anyone other than the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

SCOPE OF WORK:You have contracted with the Mazza Inspection Group to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which is available upon request or on our website. 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

GENERAL INFORMATION

STRUCTURE ORIENTATION
1: - The structure faces north.

PRESENT AT INSPECTION
2: - Client(s), Buyer's Agent

TYPE OF RESIDENCE / LEVELS
3: - The residence is a single family residence and is a two story.

AGE OF STRUCTURE / YEAR BUILT
4: - 1996

UNOFFICIAL SQUARE FOOTAGE
5: - 4578 square feet

FOUNDATION TYPE
6: - The structure has a slab foundation.

POOL / SPA
7: - The pool and spa were inspected.

OCCUPANCY
8: - The residence was vacant and unfurnished at the time of the inspection.

UTILITIES
9: - All utilities were on at the time of the inspection.

WEATHER CONDITIONS
10: - The weather was clear and sunny.

EXTERIOR TEMPERATURE
11: - 70-75 degrees

GROUNDS

We do not water test or evaluate subterranean drainage systems, any mechanical or remotely controlled components, such as driveway gates. 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.

Driveway

DRIVEWAY MATERIAL

12: - The flatwork material consisted of concrete and asphalt.

DRIVEWAY COMMENTS

13: - Areas of the driveway surface are settled, which may pose a potential tripping hazard. These areas are suggested to be addressed as necessary by the appropriate trade or craftsman.

14: - The asphalt driveway shows evidence of excessive wear that includes large cracks, raised or settled surfaces, which can accelerate or hasten the life and deterioration of the driveway surface. Sealant and regular maintenance is recommended.

15: - Larger than typical cracks were observed in the driveway at the time of the inspection. The rate of movement cannot be predicted during a one-time inspection. A complete evaluation of the driveway is recommended to be performed, if desired, and should be conducted prior to the close of the escrow by a qualified contractor.

Walkways

WALKWAY MATERIAL
16: - The flatwork material consists of concrete.

WALKWAY COMMENTS
17: - Cracks were noted at the walkways. This implies that movement has occurred. Sealant is recommended on the sidewalks to prevent further damage and performed on a regular basis to prevent extended wear.

Porch

PORCH MATERIAL
18: - The flatwork material consists of tile.

PORCH COMMENTS
19: - The porch surface material is high at the foundation, which does not allow a complete inspection of the foundation. Furthermore, moisture may penetrate beyond the slab into the interior wood framing members via the weep screed flashing (or under a house with a crawlspace). Sealant is recommended to be installed at the slab to foundation connection(s) as preventative maintenance - IRC 2012 §703.6.2.1.

20: - There was tile that was damaged at the porch.

21: - The front porch possess a slope which is suspect. The slope may be contributed to settlement. On the other hand the porch may have been constructed in this manner.

Decks

Northwest Deck

DECK

22: - The location of this deck is at the northwest side of the structure.

23: - There is no receptacle installed at the deck. Some jurisdictions require this at decks - NEC 2014 §210.52.

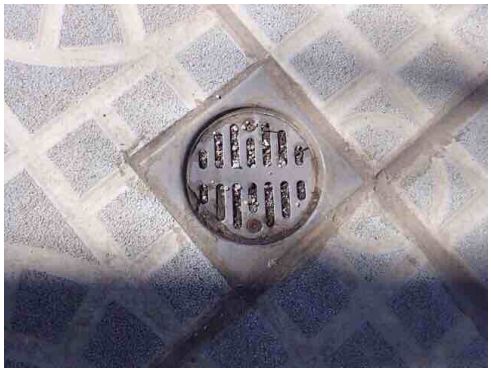
24: - The railings appeared to be in generally good condition when inspected.

25: - The deck railing is loose, and is suggested to be serviced. The 2000 IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handdrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes still in effect specify a smaller load of 20 pounds per linear foot. We suggest the buyer contact the local building and safety for the local jurisdictional standard.

26: - The deck is a tile surface. We are unable to determine what substrate was used under the tile. Typically, a solid masonry like substrate is installed prior to the tile.

27: - There are cracked tiles on the deck. We cannot determine the reason for this cracking without destructive testing.

28: - The deck does not appear to be properly sloped to shed water and has areas of poor drainage. Furthermore, the drains in the deck are clogged and do not drain properly. Repairs are recommended to ensure proper drainage of the deck.



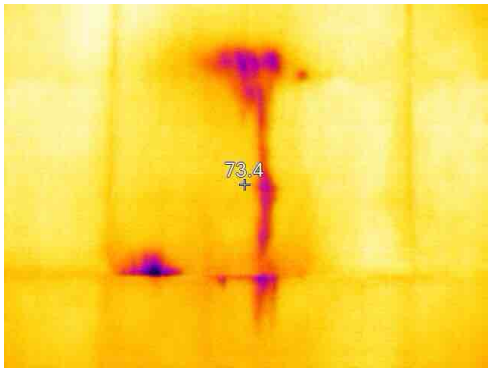
29: - Sealant was noted at the deck on the grout joints of the tile and up against the house. This may be an attempt to stop a previous leak on the deck.

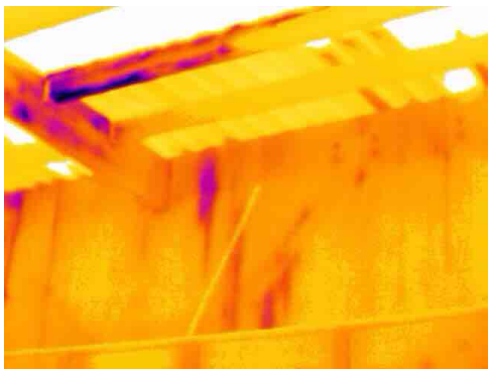
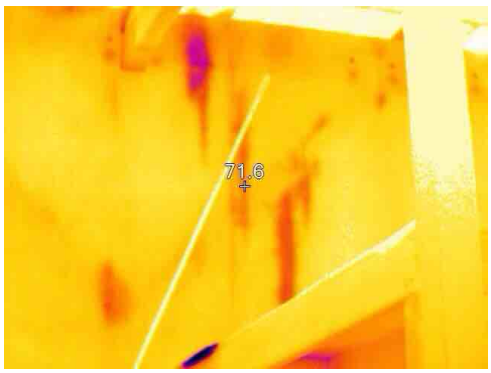
30: - The deck possess stucco pillar-like railing which are loose when pressed upon. these railings in accordance with building code are suggested to withstand force in upwards of 200 pounds per liner foot for safety. The IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handdrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes still in effect specify a smaller load of 20 pounds per linear foot. Improvements are recommended as a safety precautionary measure.

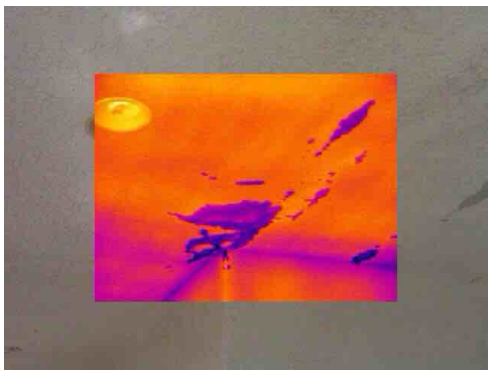
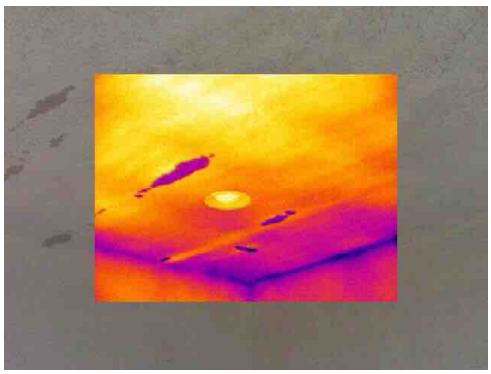
31: - Drip edge metal is suggested to be installed at the perimeter of the deck under the tile to protect the sheeting from moisture damage as well as to properly shed water into the gutters.

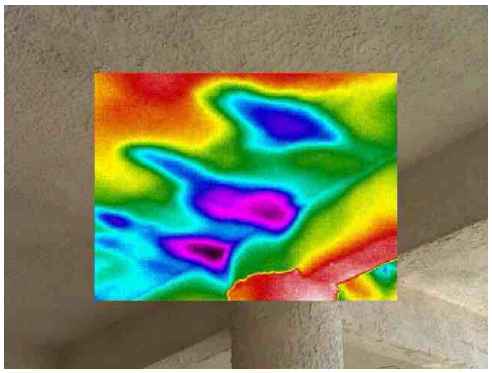
32: - Evidence of leaking was observed from underneath the deck and on the exterior walls of the house. We are unable to determine the methods in which the deck is waterproofed without destructive testing. Our fear is that the wood framing members of the deck may be damaged/rotten and in need of replacement. Further evaluation is recommended by a licensed general contractor.





Southeast Deck

DECK

33: - The location of this deck is at the southeast side of the structure.

34: - There is no receptacle installed at the deck. Some jurisdictions require this at decks - NEC 2014 §210.52.

35: - The railings appeared to be in generally good condition when inspected.

36: - The deck railing is loose, and is suggested to be serviced. The 2000 IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handdrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes still in effect specify a smaller load of 20 pounds per linear foot. We suggest the buyer contact the local building and safety for the local jurisdictional standard.

37: - The deck is a tile surface. We are unable to determine what substrate was used under the tile. Typically, a solid masonry like substrate is installed prior to the tile.

38: - There are cracked tiles on the deck.

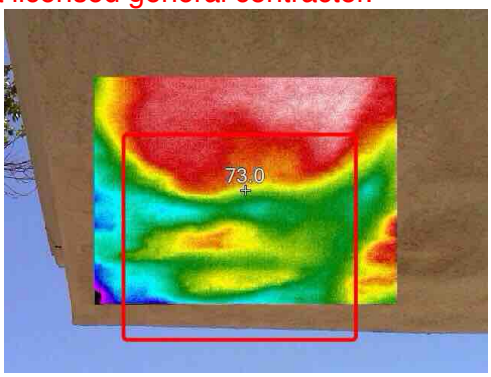
39: - The deck does not appear to be properly sloped to shed water and has areas of poor drainage. Repairs are recommended to ensure proper drainage of the deck.

40: - Sealant was noted at the deck on the grout joints of the tile and up against the house. This may be an attempt to stop a previous leak on the deck.

41: - The deck possess stucco pillar-like railing which are loose when pressed upon. these railings in accordance with building code are suggested to withstand force in upwards of 200 pounds per liner foot for safety. The IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handdrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes still in effect specify a smaller load of 20 pounds per linear foot. Improvements are recommended as a safety precautionary measure.

42: - Drip edge metal is suggested to be installed at the perimeter of the deck under the tile to protect the sheeting from moisture damage as well as to properly shed water into the gutters.

43: - Moisture staining was observed on the stucco underneath the deck, which may suggest that the deck leaks. We are unable to determine the methods in which the deck is waterproofed without destructive testing. Our fear is that the wood framing members of the deck may be damaged/rotten and in need of replacement. Further evaluation is recommended by a licensed general contractor.



Gates

GATE MATERIALS

44: - The gates are constructed in wrought iron.

GATES

45: - We do not posses the capacity to inspect the electric gates. Therefore, the front electric gate was not inspected at the time of the inspection. The gates are suggested to be demonstrated by the seller (if available)or have a professional familiar with this gate system evaluate the gate prior to the close of this escrow.

POOL GATE BARRIER

46: - The self-closing device(s) was operational when tested leading to the pool / spa.

Code **47: -** AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following: 1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

48: - The gates leading to a pool / spa are suggested to open outward in accordance to building standards.

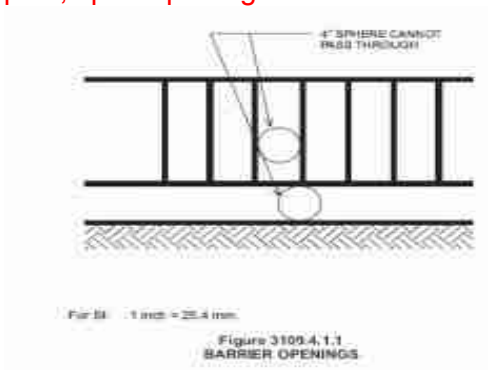
Fencing

WROUGHT IRON FENCING

49: - There is wrought iron fencing that has been embedded in the soil. This may cause deterioration / rust. A six inch clearance is recommended between the fencing and the soil as preventative maintenance.

50: - The pool barrier is short. The barrier should be maintained at the local minimum building standard height of 60 inches (depending on code in jurisdiction) but this figure should be verified with the local building authority - 2012 IRC §AG105 Local code is likely more restrictive.

51: - The gaps or voids, in the wrought iron fencing are greater than 4 inches which is substandard when a pool, spa or pond greater than 18" in depth is located on the property. IRC 2012 §312.3.

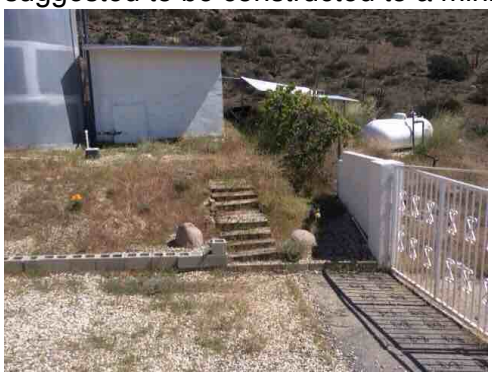


52: - The bottom and / or sides of the fence / gate exceeded the minimum allowable space of 2 inches over grade for barriers which lead to a pool yard. This applies to fencing and gates alike. Repairs are suggested to adhere to the safety provisions set forth by the local building authority - 2012 IRC §AG105. Local code is likely more restrictive.

Stairs

STAIRS

53: - Railroad-tie steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, etcetera. In light of this, we suggest the buyer take caution when using these steps as they do inherently represent a potential hazard. For safety, all stair treads and risers are suggested to be constructed to a minimum building standard - ICC R311.7.5.



RAILINGS

54: - There are no handrails on the stairs present. Hand rails are required for all steps greater than thirty inches and with 4 or more steps. Appropriate precautions should be taken such as installing railing on steps greater than 4 steps to safeguard children and the elderly - IRC 2012 §311.7.7.

Grade

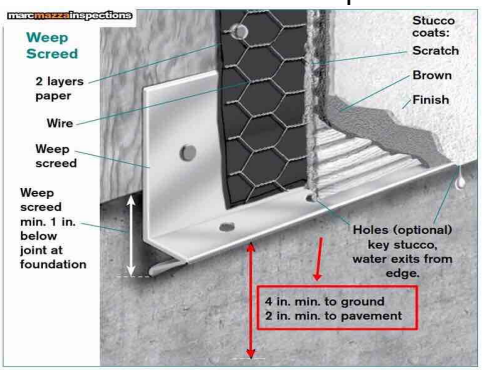
SITE TYPE

55: - All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can turn to liquid and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious 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. 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. 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 wood framing or produce molds that are deleterious to health.

56: - The residence is situated on a flat level pad and a hill slope, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation. Because a hillside is present close in proximity to the property, it is the buyers responsibility to have the slope geologically evaluated by a professional if he / she wishes and include an evaluation of other important and related issues such as grading and drainage.

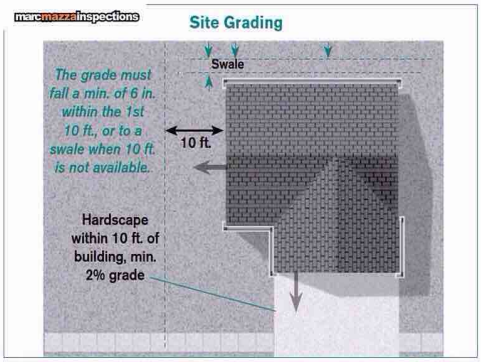
GRADING

57: - There is concrete and soil that is high at the foundation at the time of the inspection. The soil level is up to or above the weep screed. These materials at this level may allow moisture penetration in the interior wood framing members or insect infestation. There should be at least 4 inches between the weep screed (if present) and the soil level and 6 inches between siding and the soil level. There is a recommended space of 2 inches between the weep screed and a solid surface such as concrete. It is recommended that this condition be referred to a qualified termite inspector for further evaluation - IRC 2012 §703.6.2.1.



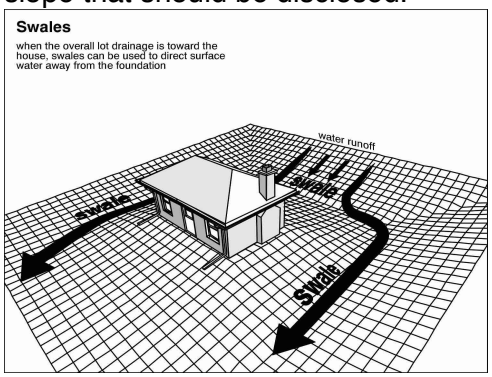
58: - Planters were observed close to the foundation. Without provisions for adequate drainage along with a moisture barrier at the exterior wall, these planters may hold moisture within the soil close to the exterior wall covering and foundation which may result in damage to the wall covering interior and exterior and interior wall framing members. Mold may also contribute to differential settlement of the foundation overtime.

59: - Grading and drainage plays a crucial role in the longevity and performance of the foundation. This grading in some areas is neither negative nor neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least 10 feet, to keep moisture away from the footings. We could elaborate on this issue further, but you should seek a second opinion from a grading and drainage contractor to understand the potential risks involved with having a house on a slope combined with poor drainage.



SWALES

60: - We observed drainage swales located within the perimeter of this property. The buyer is recommended to inquire as to any potential issues related to these swales. There may be other swales located on the hill slope that should be disclosed.



Subsurface Drainage

SUBSURFACE DRAINAGE

61: - As a suggestion, sub surface drainage may be helpful to divert moisture off of the lot and away from the structure foundation, decreasing the chances of settlement or differential settlement.

EXTERIOR

Our evaluation of the exterior of a property conforms to state or industry standards. Certain detached structures, such as storage sheds, barbecues, above ground spas, gazebos or stables are not within the scope of this inspection. Landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting are not evaluated. Surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be

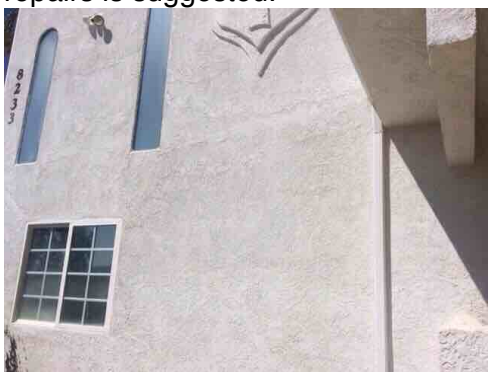
readily apparent to the average person are not commented on. The inspection of the exterior and grounds as described may be limited if not fully visible due to foliage or storage of personal belongings. Trees / foliage may have an impact on site, structure, drainage and waste.

Stucco Wall Covering

STUCCO WALL GENERAL COMMENTS

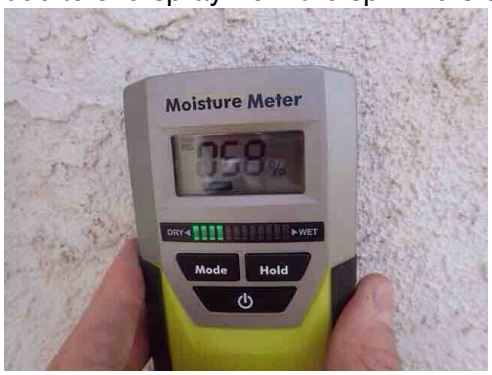
62: - Cracks were noted at the exterior wall covering materials. These cracks suggest that either some type of movement within the structure has occurred. It is well beyond our scope, as well as, our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations, which may include destructive testing. In light of these findings, we must suggest the buyer employ the services of a contractor who is familiar with structural movement and/or other reasons for stucco cracking. At the very least, the buyer should monitor the cracks for further movement.

63: - Evidence of prior repairs / patching was viewed at exterior wall(s). We are unable to determine if the repairs were performed in a manner which is consistent with minimum building standards. Our concern is that the building paper is not breached or damaged. Further investigation as to the reason for the patching / repairs is suggested.



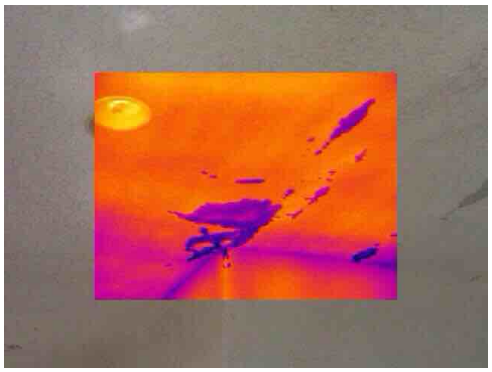
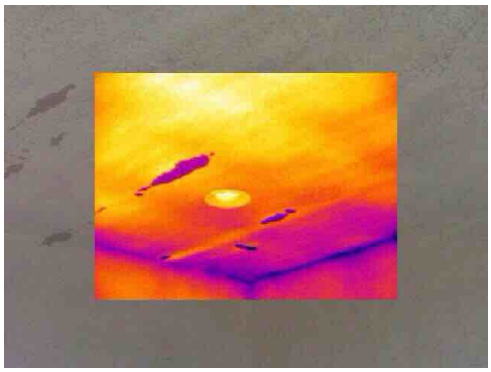
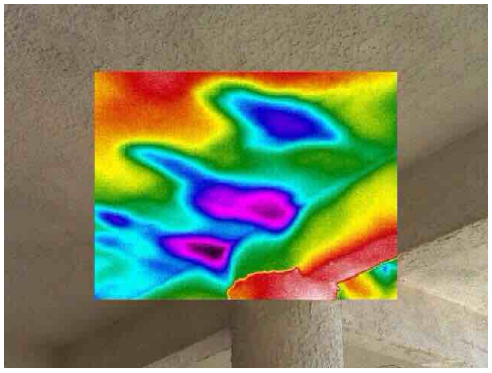
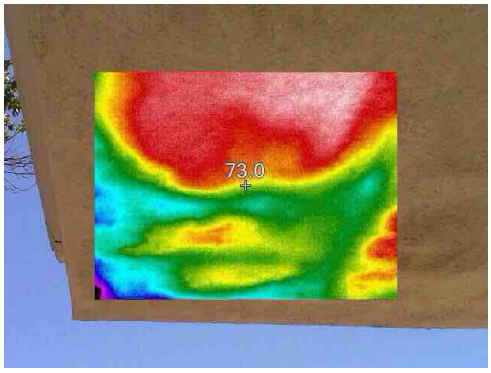
64: - Surface deterioration (spalling, crumbling material) was observed at the exterior walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Sprinkler and lot drainage improvements and elimination of water or roof runoff splashing against foundation walls can reduce possibility of damage deterioration.

65: - Elevated levels of moisture were observed in the exterior walls at the front of the house. This may be due to overspray from the sprinklers or leaking from the decks above.

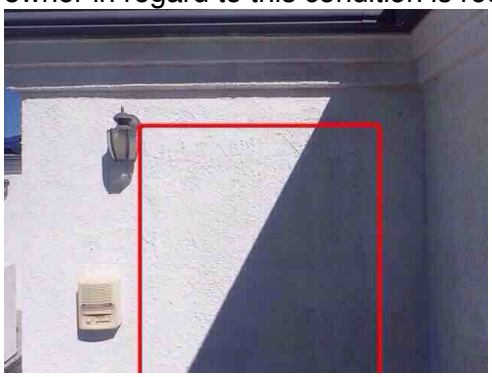


66: - Moisture was observed throughout the stucco covering under the south side and north side decks as well as the wall under the south side deck. The moisture appears to derive from the deck surfaces, however, a water test is suggested to be performed to confirm this.



FENESTRATION
67: - Cracking was observed in the stucco around windows or doors which appear to have been removed and then stuccoed over. The cracking appears to be in a similar location to where the frame or nailing flange would have been. There may be many reasons for the cracking, however, all we can do is speculate as to the reasons for the cracks. Windows and / or doors removed and stuccoed over, requires water-proofing paper and wood studs in the opening as well as a method in which the stucco is repaired to reduce the potential for cracks. All of which must be installed in accordance to minimum building standards. Inquiring with the current owner in regard to this condition is recommended.



Trim

TRIM MATERIALS
68: - The trim material is wood and foam.

TRIM OBSERVATONS
69: - There are areas of exterior trim where the paint / finish was observed to be generally fair condition with signs of being weathered and/or deteriorated. Regular maintenance type service is required to decrease the possibility of premature damage.

DOOR / WINDOW TRIM
70: - There are windows and or door which appeared to have been replaced. The new trim overlaps the exterior wall covering material, leaving a small area exposed to moisture intrusion. Sealant is suggested around the exterior window trim to wall connection to decrease the possibility of moisture entry into the structure. Sealing the connection with an exterior approved material with a 25 / 50 guarantee against deterioration is suggested.

Gutters

GUTTER MATERIAL
71: - The gutter system is a full gutter system, which covers a majority of the eaves and runoff drainage is necessary or suggested. The gutters are metal.

GUTTERS

72: - The gutter system is collectively in poor condition with needed improvements or, wholesale replacement of components to the entire system. There are repairs such as replacement of end caps,re sloping the gutters and downspouts, seam sealant, cleaning of debris, etcetera, which are necessary to make the gutter system completely functional.

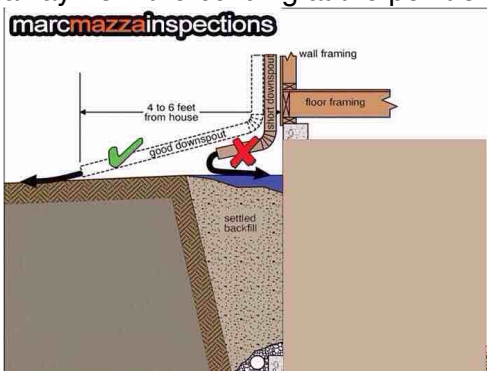
73: - The gutter is damaged at the front side and suggested to be improved.

74: - The gutters appear to be improperly sloped at various sides of the building which can result in substandard drainage, backup, premature wear, rust, roof leaks and trim damage.

75: - There were gutters which were filled with water at the time of the inspection. This condition may suggest blockage or improper slope.

DOWNSPOUTS

76: - We recommend routing all of the downspout(s) away from the structure, or installing the downspout directly into the subsurface drainage, if present. The downspout(s) should discharge water at least five (5) feet from the house or drain into existing sub surface drainage. Storm water should be encouraged to flow away from the building at the point of discharge.



77: - There are downspouts that are too close to the ground and should be raised at least 6 inches for maximum flow.

78: - There was damage observed at the west downspout. Repair or replacement is suggested to allow for adequate drainage.

Electrical

EXTERIOR RECEPTACLES

79: - All of the exterior outlets are suggested to have ground fault protection. Although, the installation of Ground Fault Circuit Interrupter (GFCI - a safety device for outlets close to any water) receptacles may not have been required to be installed at the time of this houses initial construction, however, they are now and because this new code is the most stringent, we feel it prudent that this is the code to follow. NEC 2014 §210.8 Local jurisdictions to some extent, may offer a different version of this standard.

80: - Rain tight exterior rated cover boxes are recommended where plugs are permanently plugged into the exterior receptacles. This cover will help reduce the possibility of moisture penetration into the receptacle and any chances of shorts in the circuit or even shock. NEC 2014 §406.9

81: - All of the exterior ground-fault protected outlets did not trip or are not protected upon test, and should be replaced.

EXTERIOR LUMINARIES & SWITCHES

82: - We observed missing coverplates at the north side switch. Improvements are recommended as a safety precautionary measure.

83: - The lights outside the doors of the residence are functional (except where otherwise noted in this section). It is not within the scope of the inspection to test or evaluate decorative, low voltage lights or motion controlled lights.

84: - The light fixture globe was damaged at the front north side.

85: - Sealant is recommended around the exterior light fixture to wall connection(s).

86: - There are lights located in multiple locations which were believed to have been tested, but failed to operate. The reason for the in operability of these lights may be many, for example, the lights may be on a timer, on a motion sensor or the bulbs may be blown. It is, however, recommended that the bulbs be replaced and the fixtures be once again checked for proper operation prior to the close of escrow. For additional information or an explanation regarding this condition, we suggest the buyer attempt to contact the current occupant or owner for specific details.

87: - The front lights installed on the pole were believed to have been tested,however, were non functional. We suggest the buyer have the seller demonstrate the operation of this component prior to the close of escrow. Many times components are functional, but it may take the seller who understands intimate details regarding their own property to demonstrate their operation.

88: - The light bulbs on the front porch appear to be painted over and are suggested to be replaced.

89: - One of the carriage lights on the garage is damaged and in need of repair.

Hose Bibs

HOSE BIBS

90: - There are multiple hose bibs that are not functional. It is possible that we may not have located and tested every one on the property due to the sheer size of this lot.

Irrigation

IRRIGATION
91: - Due to the fact that the majority of the sprinkler lines are subterranean, and given the multitude of different types of sprinkler control panels, we do not evaluate automatic sprinkler systems as part of our inspection. However, we will make comments on obvious issues observed during the course of this inspection.

92: - There are a wide variety of irrigation components such as pipes, that could include: old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. Among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We will look for any visible evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system and indicate any seasonal changes that they may make to the program.

93: - The west grounds appear to be over watered and saturated. If the watering schedule indicates that the yard receives a minimum amount of water, we suggested that the underground pipes be investigated for leaks. Furthermore, the long term affects of over watering may be detrimental to the foundation.

SPRINKLER HEADS
94: - Readjusting the sprinklers away from the structure walls, walkways, fences, HVAC components, etcetera, is recommended, due to the staining created by the over spray. Over time, the sprinklers can cause excessive wear and tear to these materials.

PIPES

95: - We observed a leaking irrigation supply pipe at the north side. We recommend the advice and services of a licensed contractor who can inspect this condition and improve upon it as / if necessary.

Shed

SHED

96: - The small structures (sheds) are not within the scope of this inspection, and therefore, not inspected. Sheds may include the following: electrical components, flammable materials, hazardous materials, plumbing and more. The sheds are not entered as part of this inspection, therefore, the sheds are suggested to be inspected prior to the close of this escrow. We may elect to comment on obvious issues, however, this does not constitute a thorough evaluation.

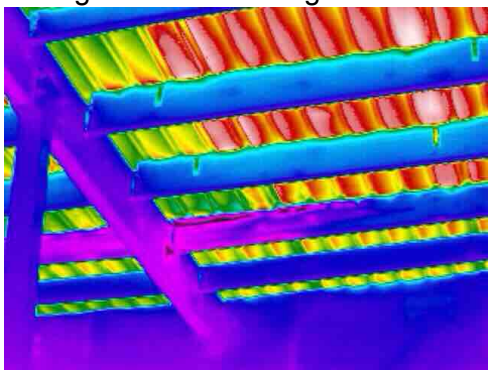
Miscellaneous Observations

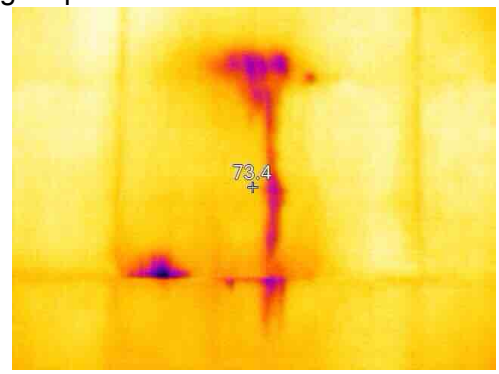
MISCELLANEOUS OBSERVATIONS

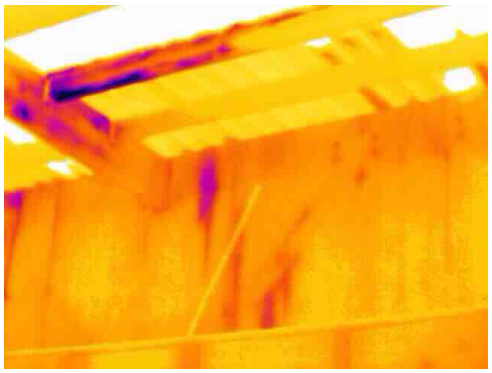
97: - All of the components and systems associated with the horse stables were not inspected and are beyond the scope of this inspection.

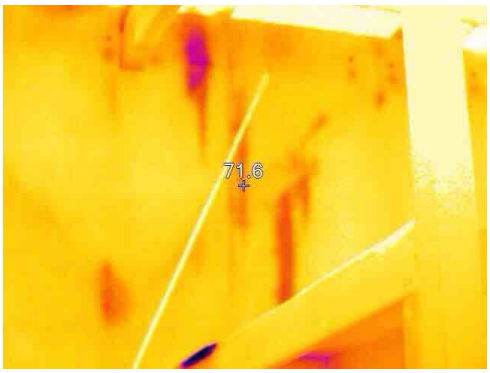
98: - We observed multiple additional structures around the perimeter of the main structure. We do not inspect added structures or any component associated with any of the added structures. The structures appear to be constructed too close to the property line. We suggest the buyer have a professional contractor evaluate the structures and offer an opinion regarding these additions.

99: - It should be noted that the work shop structure although not inspected, showed indication of significant leakage/moisture throughout the building as pictured.









Site Hazards

MISCELLANEOUS SITE HAZARDS

100: - There is steel rebar sticking up in the north and east side of the yard. Caution is suggested as this condition poses a potential safety hazard. Improvements are recommended as a safety precautionary measure.

STRUCTURAL

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies, however, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible, however, we are not specialists, and 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.

WALL CONSTRUCTION TYPE

101: - The framework appears to be constructed from wood. Framing, in construction is the fitting together of pieces to give a structure support and shape and sometimes is used as a noun such as "the framing" or "framing members". Framing materials are usually wood, engineered wood, or structural steel. Building framing is divided into two broad categories, heavy-frame construction (heavy framing) if the vertical supports are few and heavy such as in timber framing,or steel framingor many and smaller called light-frame construction (light framing) including balloon, platform and light-steel framing. Light-frame construction using standardized dimensional lumberhas become the dominant construction method in North America.because of its economy. Modern light-frame structures usually gain strength from rigid panels plywood and other plywood-like composites such as oriented strand board (OSB) used to form all or part of wall sections) but until recently carpenters employed various forms of diagonal bracing to stabilize walls. Special framed shear walls are becoming more common to help buildings meet the requirements of earthquake engineering or wind engineering.

FOUNDATION TYPE

102: - The floor structure consists of a poured slab that, may or may not, include reinforcing steel.

CONCRETE SLAB

103: - The slab foundation on the exterior was evaluated by examining the stem walls that project above the footing if accessible and visible.

104: - Portions of the concrete slab were not fully visible due to foliage / plants which blocked our view of the footing. Other alternative methods of inspecting the slab may be performed, but this may require removal of foliage. The inspector cannot alter or change any of these conditions.

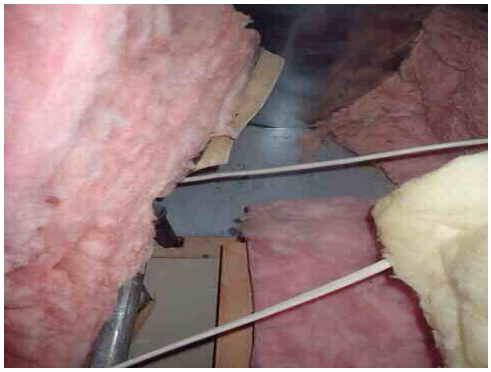
105: - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that may have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. The visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation is checked but we do not move furniture or lift carpeting and padding to look for cracks (which likely exist). We do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. 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 some authorities regard as being tolerable.

106: - There is an offset beneath the tile in the entrance that we will identify, and based on our experience, is likely indicative of a slab fracture. Therefore, the tile should be removed and the slab evaluated by a specialist.

ROOF FRAMING

107: - The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

108: - We observed several damaged trusses within the attic. These trusses are structural components and as such will require the evaluation of an engineer to better determine what repairs are necessary to remedy this condition.



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 (such as rain or snow presence), we will indicate the method that was used to evaluate the roof.

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.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These roofs are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. Among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation.

The most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels. In fact, the material on the majority of pitched roofs are 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.

GENERAL ROOFING

109: - There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. The most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned.

110: - Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained.

METHOD OF EVALUATION

111: - The roof and its components were evaluated by walking its accessible surface.

ROOF AGE

112: - The roof appears to be the same age as the residence.

ROOF TYPE

113: - The roof type is a gable and hip roof.

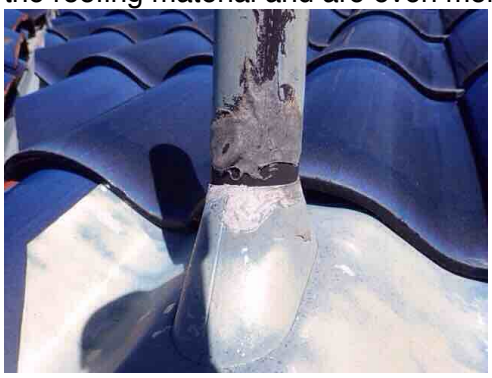
FLAT ROOF OBSERVATIONS

114: - The flat metal roof on the detached carport is in poor condition and has previously been repaired. The roof ponds water and appears to leak when viewed from underneath. The fasteners that are used to hold the roof on may need to be sealed to prevent moisture intrusion.

FLASHINGS & VENT TERMINATIONS

115: - The roof flashings (which are visible) are in acceptable condition. The roof flashing to vent pipe and junctions are recommended to be inspected bi-annually and sealed as necessary.

116: - The roof flashings, which were visible, are suggested to be sealed as part of typical service. They are comprised of metal that seals valleys, plastic or metal vents and other roof / wall penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and are even more susceptible to leaks.



117: - There were flashings which were filled with dirt and debris. This material in the flashing pose a potential issue with respect to drainage. The flashing may cause a back up in water run off which may result in a potential leak.

118: - The toe of a flashing (lower portion of the flashing), has lifted, probably by the wind, and should be serviced. Re securing the flashing or sealant is suggested to reduce the potential of moisture penetration.

119: - There were vent caps which were missing from B vents located at the roof deck. Replacement is suggested to reduce the potential for deterioration or damage to the vent or appliance.

120: - There are exposed nail heads that are suggested to be sealed.

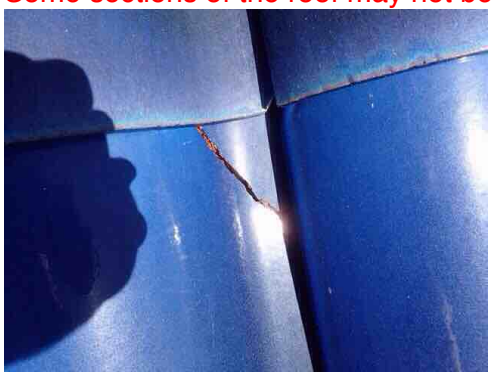
121: - There is an area at the front of the house that is missing drip edge metal. Improvements are recommended.

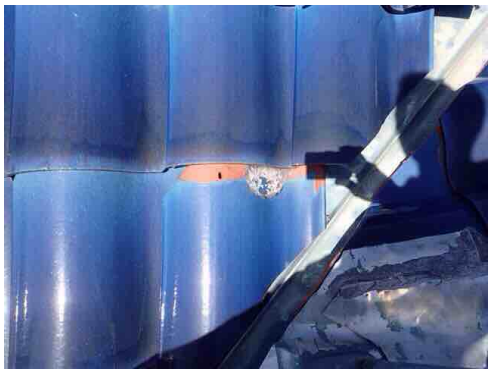
122: - The tile membrane does not appear to terminate on top of the valley metal. The membrane should terminate on top of the valley metal to properly shed water into the valley instead of underneath it.

CLAY TILE OBSERVATIONS

123: - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

124: - There were cracked and slipped roof tiles which were observed at the main roof. This should be expected as regular wear and tear, however, the tile should be serviced to maintain the water tight integrity of the roof. This type of material should be replaced by a qualified roofing contractor as walking on this roof material may crack and / or break many tiles and cause more damage than necessary. Regular inspections and maintenance are recommended. This type of roof structure is recommended to be inspected every 2-3 years for any slipped, cracked or missing tiles. It is also recommended that the vents be inspected at this time and sealed as necessary. The tile roof covering material observed is a type that is typically walked on by Mazza Inspections, however, in some cases we may choose not to. For example, the seller may request that we not walk on their roof or the height or weather may represent a hazard. Other examples may be a steep pitch or the roof is a clay tile roof, where the possibility of damage to the tiles is greater. In which case, the roof is inspected from the inside of the house as well as all exterior accessible areas of the roof that are visible. There may be portions of the roof that were viewed from the ground and / or ladder using binoculars. Some sections of the roof may not be viewed at all.





125: - Tree contact was noted at the main roof surface. Removal of tree branches and debris is recommended and will reduce wear and tear to the roof covering material.

126: - There are nails that are exposed at the top row of tile. Sealing the nails is recommended to prevent moisture intrusion.

CHIMNEY & FIREPLACE

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

FACTORY BUILT CHIMNEY

Master Bedroom

CHIMNEY LOCATION

127: - This chimney is located on the roof.

GENERAL COMMENTS

128: - There are a wide variety of factory built chimneys, which are constructed on site with approved components. Typically, the flue is installed within a "chase" or wood/metal framed enclosure from the fireplace firebox to the top of the roof. The inside portion of this chase is almost never accessible to view within without removal of the termination cover, which we cannot do. We only perform a competent visual inspection of the chase from the exterior, where it is accessible and visible. Additionally, we do not remove any portion of this chase at any time during this inspection. It is difficult to determine weather or not the chimney was actually manufactured to meet minimum building standards with regard to drafting, clearances etcetera. Our inspection does not include a comprehensive view of the complete flue. This is almost always performed with a camera. In short, we cannot guarantee that every particular component is the one stipulated for use by the manufacturer. With this in mind, you may wish to have a specialist who can perform destructive testing or dismantling of the materials, evaluate the chimney before the close of escrow.

CHIMNEY FLASHING

129: - The base flashing between the chimney and the roof are in acceptable condition, only where visible, from the roof, ground, window or eave from a ladder.

FACTORY BUILT CHASE

130: - The "visible" portion of the chimney chase appeared to be in generally good condition at the time of the inspection.

FACTORY BUILT CHASE COVER

131: - The chase cover and listed termination appears typical and in serviceable condition.

Note: By "listed termination", we assume the termination is an original member and not modified as we have no way to determine what was actually listed by the manufacturer for this specific unit.

132: - The chase cover has been installed tightly around the chase, which will not allow for complete ventilation and thus cooling of the fireplace chase, should it be required by this specific fireplace system. Some fireplace systems require such a gap and some do not. Improvements are recommended if necessary and should be carried out by a qualified licensed individual.

133: - The metal chase cover at the top of the chimney has nails that are recommended to be re-sealed to reduce the possibility of moisture intrusion.

FACTORY BUILT FLUE
134: - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney (spark arrestor, height, length), the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

135: - The cooling flue which is an integral part of the flue assembly appears to be "choked off" due to the position and possible improper installation of the storm collar present. The installation (if proven to be incorrect) as it is currently, poses a real and present fire hazard. Further assessment is advised.

FACTORY BUILT SPARK ARRESTOR / CAP
136: - A functional spark arrestor is in place on the chimney.

FACTORY BUILT COMBUSTION AIR VENT
137: - We did not view a combustion air vent kit at this factory built fireplace as is typical with many factory built units.

Family Room

CHIMNEY LOCATION
138: - This chimney is located on the roof.

GENERAL COMMENTS
139: - There are a wide variety of factory built chimneys, which are constructed on site with approved components. Typically, the flue is installed within a "chase" or wood/metal framed enclosure from the fireplace firebox to the top of the roof. The inside portion of this chase is almost never accessible to view within without removal of the termination cover, which we cannot do. We only perform a competent visual inspection of the chase from the exterior, where it is accessible and visible. Additionally, we do not remove any portion of this chase at any time during this inspection. It is difficult to determine weather or not the chimney was actually manufactured to meet minimum building standards with regard to drafting, clearances etcetera. Our inspection does not include a comprehensive view of the complete flue. This is almost always performed with a camera. In short, we cannot guarantee that every particular component is the one stipulated for use by the manufacturer. With this in mind, you may wish to have a specialist who can perform destructive testing or dismantling of the materials, evaluate the chimney before the close of escrow.

CHIMNEY FLASHING
140: - The base flashing between the chimney and the roof are in acceptable condition, only where visible, from the roof, ground, window or eave from a ladder.

FACTORY BUILT CHASE
141: - The "visible" portion of the chimney chase appeared to be in generally good condition at the time of the inspection.

FACTORY BUILT CHASE COVER
142: - The chase cover and listed termination appears typical and in serviceable condition.

Note: By "listed termination", we assume the termination is an original member and not modified as we have no way to determine what was actually listed by the manufacturer for this specific unit.

143: - The chase cover has been installed tightly around the chase, which will not allow for complete ventilation and thus cooling of the fireplace chase, should it be required by this specific fireplace system. Some fireplace systems require such a gap and some do not. Improvements are recommended if necessary and should be carried out by a qualified licensed individual.

144: - The metal chase cover at the top of the chimney has nails that are recommended to be re-sealed to reduce the possibility of moisture intrusion.

FACTORY BUILT FLUE
145: - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney (spark arrestor, height, length), the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

146: - There is no storm collar present or visible to us from our prospective.

147: - Mastic was observed at the base of the flue. This material may not be a listed component of the factory built fireplace system. Further assessment is advised.

FACTORY BUILT SPARK ARRESTOR / CAP
148: - A functional spark arrestor is in place on the chimney.

FACTORY BUILT COMBUSTION AIR VENT
149: - We did not view a combustion air vent kit at this factory built fireplace as is typical with many factory built units.

FACTORY BUILT FIREPLACE

Master Bedroom

FIREPLACE LOCATION
150: - This fireplace is located in the master bedroom.

FACTORY BUILT FLUE
151: - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of gaps, cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney, the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

REFRACTORY
152: - The visible portions of the fireplace refractory are in acceptable condition with signs of normal wear and tear.

DAMPER
153: - The damper is functional when tested.

154: - Blocking open the damper with a clip to keep the damper from closing any time gas log sets or a fuel pipe is/are present is always recommended.

FUEL AND LOG STARTER
155: - The gas at the fireplace was operational when tested.

LOG SET & GRATE
156: - The grate is in acceptable condition, however, the listed log set is missing and should be replaced.

GLASS DOORS
157: - The fireplace glass doors are functional.

SCREENS
158: - The screens appear to be in generally good condition.

HEARTH & HEARTH EXTENSION
159: - It should be noted that when a hearth extension is installed on a second floor, or raised floor level, that extension must be constructed in accordance to manufacturer's spec and of a non combustible material. Furthermore, when it is located in this area, it must also be of a "minimum thickness of an approved material" dictated by the manufacture. For example, if the hearth extension was constructed on top of "Micore or Armstrong privacy guard plus", the minimum material height excluding finishes would be about 1/2". In contrast, if the hearth extension was solely constructed of brick its minimum height may be around 5.25", ceramic tile would be around 12.25" and Marble may not exceed a minimum thickness of 20.5". Upon inspection of this hearth extension, we are unable to determine what materials are installed beneath the exterior finish material. This can only be achieved through destructive testing.

160: - The hearth does not have standard dimensions, which would require it to extend at least 16 inches from the front of the opening (should carpet or a rug be added) and 8 inches on either side. When the fireplace opening is more than 6 square feet, the hearth should extend at least 20 inches from the front and at least 12 inches on either side.

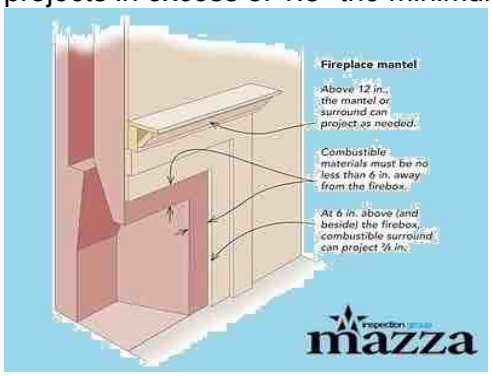
FIREBOX
161: - The interior firebox appears to be in acceptable condition.

162: - Sealant is suggested at the firebox connection to the face in front of or behind the lintel as a safety precautionary measure.

FIREPLACE CLEARANCES

163: - There is wood which has been installed closer to the opening of the fireplace than what building standards suggest for any combustible materials.

In accordance to the NFPA 211 section 11.2.5.3, the sides must maintain a 6" clearance when the projection is less than 1.5". When the material at the top projects less than 1.5" the clearance is 6". When the material projects in excess of 1.5" the minimum clearance is 12".



Family Room

FIREPLACE LOCATION

164: - This fireplace is located in the family room

FACTORY BUILT FLUE

165: - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of gaps, cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney, the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

166: - Rust/staining was noted inside the chimney flue, which may suggest that moisture is passing down the flue from the termination. Further evaluation is recommended by a licensed fireplace contractor.

REFRACTORY

167: - There are cracks in the refractory (firebricks) in the fireplace. These cracks warrant attention and necessary repairs (which may include replacement) to reduce possible future damage or deterioration. We recommend the further review, advice and services of a professional contractor.

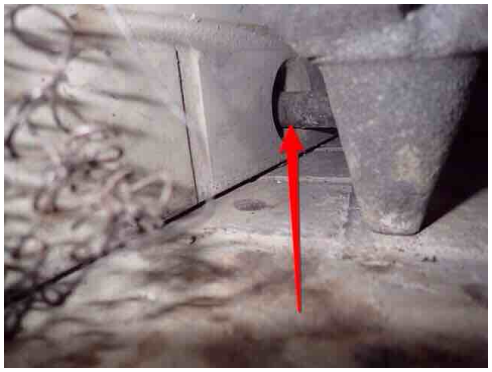
DAMPER

168: - The damper is functional when tested.

FUEL AND LOG STARTER

169: - The gas at the fireplace was operational when tested.

170: - The void / separation around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.



LOG SET & GRATE

171: - The grate in the fireplace does not appear to be the correct type or listed component original to this fireplace. Only listed components are suitable for factory built fireplaces. Replacement may be the only option.

172: - The grate which holds the logs within the confines of the firebox safely is deteriorated. Replacement may be necessary.

GLASS DOORS

173: - The fireplace glass doors are functional.

174: - The glass enclosure doors on the fireplace need adjustment and / or repair for proper operation.

SCREENS

175: - The screen was damaged, and therefore, suggested to be replaced.

HEARTH & HEARTH EXTENSION

176: - The hearth extension is in acceptable condition.

FIREBOX

177: - Sealant is suggested at the firebox connection to the face in front of or behind the lintel as a safety precautionary measure.

FIREPLACE CLEARANCES

178: - The fireplace mantle is in acceptable condition.

GENERAL COMMENTS

179: - The fireplace has a discoloration on the face of the fireplace. The discoloration may be directly related to poor drafting or operating the fireplace with the flue closed.

PLUMBING

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use.

The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. Regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

All gas related issues should only be repaired by a licensed plumbing contractor since personal safety is involved.

PLUMBING

GENERAL COMMENTS

180: - The fire suppression system was not inspected and is omitted from this inspection.

181: - The water may be supplied via well and by pumping the water into a holding tank located on the property. Inspecting well systems, as well a,s the pumps and tanks associated with wells is not within the scope of this inspection and should be performed by a professional well / septic service company.

182: - We observed an open knockout at the well electrical supply junction box. We further observed a leaking gate valve in this area as pictured.

MAIN SERVICE

LOCATION

183: - The main water supply and valve were not located by the inspector at the time of the inspection. Many times, the main supply line and valve are located at the street side, inside bushes or foliage, blocked by personal belongings, storage or in the case of an HOA maintained community, there may only be one large main shutoff for an entire building. Further evaluation or additional information may be necessary in locating this item.

SUPPLY PIPING

COPPER

184: - The visible water supply lines appear to be copper.

COPPER SUPPLY PIPING
185: - There is no indication that the supply lines are faulty and appeared to operate properly. The inspection is limited to tests conducted externally. At the time of the inspection, all of the supply lines (between floors, attic, underground, in walls, verticals and laterals) are not fully visible or accessible for inspection.

Note: The replacement of the original piping (repipe) typically requires a building permit to ensure the work was performed in accordance to building standards. If proof of permits is desired, the current owner or the building department should be contacted.

DRAIN, WASTE & VENTS

GENERAL OBSERVATIONS DWV
186: - We attempt to evaluate drain pipes by running the water in the fixtures present. We will flush all toilets while observing the draw and watching for blockages and observe all drains for blockages or slow draining but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition.

You can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. If tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line, however, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

We do not stop-up shower pans for testing in showers with pans and/or on a second floor. Tiled shower pans may be subjected to internal non visible damage beyond the scope of this inspection.

Plastic vents may expand and contract making a "ticking" noise when hot water is in use.

187: - At the time of the inspection,we may not have located all of the plumbing clean outs. We therefore recommend the further review, advice and services of a plumbing contractor.

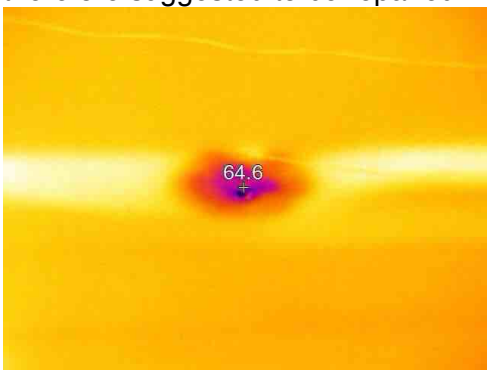
188: - The visible DWV vents (drain waste vents) viewed (at the roof deck, crawlspace and / or attic) are ABS materials. The water may be run by the inspector from up to, and / or over 1/2 hour at the time of this inspection. The water has been run in all accessible bathtubs and showers for this length of time. After completion of the bathroom inspections, we verify from the underside of the components (bathtubs, sinks and showers) for any indication of leakage, if the structure is raised or second story, by visual observation or via an infrared scan. An infrared scan is non conclusive test as many factors such as interior ambient temperature must be precise for this test to be accurate. The infrared scan is not 100% accurate at detecting anomalies within wall cavities. For this, destructive testing is advised.

The sinks were tested individually for leakage within the cabinet and run for 1-3 minutes, or more, each.

The water test that we perform alone, may not reveal blockage in the sewer drain pipes that result from tree roots which penetrate the piping. Only a camera scan of the pipes will reveal this, and is suggested on all older homes. We suggest that pipes which are located between or adjacent to trees be scoped by a plumbing contractor. All of the waste lines were not completely visible to verify the type or types of material, size, or condition as they are underground and inside wall cavities and are not fully visible.

DRAIN PIPING OBSERVATIONS

189: - The drain, plumbing was leaking from the upper common bathroom at the time of the inspection and is therefore suggested to be repaired.



VENT PIPING

190: - We observed an exposed DWV in the garage which does not terminate through to the exterior. We recommend the advice and services of a licensed contractor who can inspect this condition and improve upon it as / if necessary.

FUEL SUPPLY

FUEL TYPE

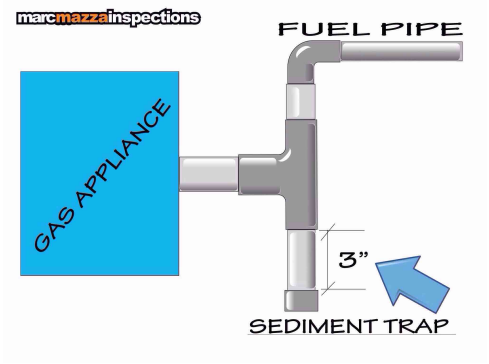
191: - The fuel type is propane.

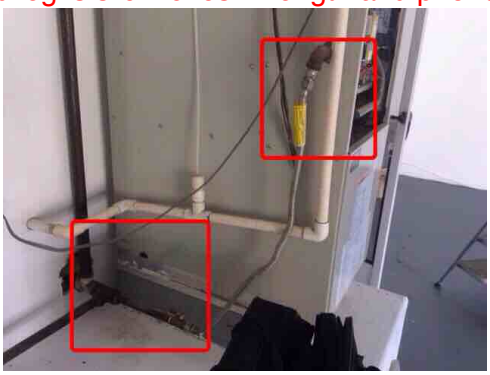
FUEL METER LOCATION

192: - The fuel service is supplied by propane which is beyond the scope of this inspection. The buyer is recommended to have this inspected by the appropriate source prior to the close of this escrow.

FUEL PIPING

193: - There are missing sediment traps at all or some of the fuel piping installed prior to fuel burning appliances e.g. furnace, water heater. A drip leg, also known as a dirt leg, is there to protect the gas train and burner orifices from gas born water and dirt. In a clean piping system, with best quality gas supply, there will never be a need for this. Typically, systems develop some moisture from condensation, as well as some dirt or other contamination. Typically, the drip leg is 3-6 inches in length and prior to the appliance.





Code **194: -** 1212.7 Sediment Trap

Where a sediment trap is not incorporated as a part of the gas utilization appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical at the time of appliance installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, as illustrated, or other device recognized as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped - NFPA 54-09:9.6.7.

WATER HEATER

WATER HEATER LOCATION

195: - The water heater is located in the garage.

WATER HEATER OBSERVATIONS

196: - The water heater was functional at the time of the inspection, however, other conditions may still exists with specific components listed herein.

197: - The water heater appears to be at the end of its useful life. The buyer is suggested to budget for a new one.

WATER HEATER FUEL
198: - The gas control valve and its connector at the water heater are installed but not tested for operation.

WATER HEATER TPR AND DRAIN
199: - The water heater is equipped with a mandated pressure-temperature relief valve and drain. We assume the drain pipe terminates in accordance with minimum building standards, unless otherwise noted.

200: - The end of the TPR drain is suggested to terminate downward, no less than 6" and no more than 24" from grade.

WATER HEATER BASE
201: - The water heater base is functional.

WATER HEATER STRAPS
202: - The seismic straps appear to have been installed to meet minimum building standards.

WATER HEATER VENT
203: - The vent pipe of the gas water heater is too close to combustible material (wood, drywall, ductwork & insulation), and should be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe (and transite) should be one inch away - Code Reference CPC 510.

WATER HEATER DRAIN
204: - The drain valve of the gas water heater is in place and presumed to be functional, no active leaking was noted.

WATER HEATER SHUT-OFF AND CONNECTORS
205: - The shut-off valve and water connectors on the gas water heater are installed and presumed functional, however, the pipes / valve are not tested physically.

WATER HEATER COMBUSTION CHAMBER
206: - There is a disscoloration at the front of the combustion chamber which resembles that of scorching. The reason for this discoloration was not evident, however, there was no immediate evidence of damage as a result.

GARAGE

It is common 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 sidewalls or the slab. This is also quite common if a garage is 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, it 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. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

GENERAL CONDITIONS

207: - The garage appears to have been converted into living quarters. The work was performed in a substandard manner and likely may not possess permits for the works performed. We omit any work performed without the endorsement of the authority having jurisdiction.

NUMBER OF VEHICLES

208: - The garage was constructed to house 4 vehicles

SLAB

209: - The garage slab is cracked substantially. Such cracks are the result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils. We can elaborate, but you may wish to have a foundation professional examine this condition further.

210: - The garage slab does not have any control joints.

FIREWALL

211: - Holes and / or missing wall separation wall covering were noted in the fire rated wall that connects the garage to the main structure. The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house to maintain the integrity of the fire rated materials. Dwelling/garage opening/ penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with sections R302.5.1 through R302.5.3.




212: - The plastic piping penetrates the garage firewall. The point of penetration is suggested to employ a metallic material to maintain the fire rating of the firewall.

WALLS AND CEILING

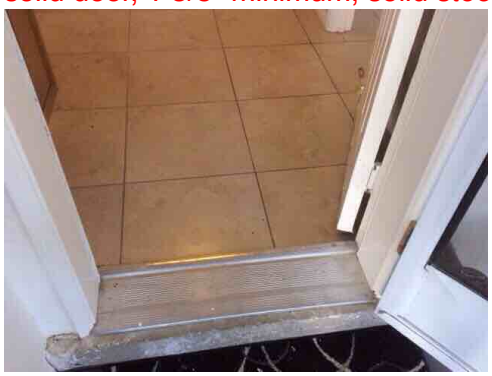
213: - The garage walls that are visible are in acceptable condition unless otherwise noted.

VENTILATION

214: - There are no visible ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

FIREDOOR

215: - The entry door from the garage was not fully self-closing. As per building standards, this door is to be a solid door, 1 3/8" minimum, solid steel, or fire rated, that should fully close unassisted. IRC Code 302.5.1.



SIDE EXIT DOOR

216: - The exterior man door is functional.

VEHICLE DOOR TYPE

217: - The garage vehicle door is a roll up type.

VEHICLE DOOR A

218: - The garage vehicle door was functional when tested.

VEHICLE DOOR B

219: - The garage vehicle door was functional when tested.

VEHICLE DOOR C
220: - The garage vehicle door was functional when tested.

221: - The garage vehicle door is damaged. The panels on the garage door were bent and in need of repair or replacement.

VEHICLE DOOR D
222: - The garage vehicle door is damaged. The panels on the garage door were bent and in need of repair or replacement.

VEHICLE DOOR D
223: - The garage vehicle door was functional when tested.

AUTOMATIC OPENER A
224: - The garage door opener is functional when tested by the use of normal controls provided. Hand held remote controls are not tested.

225: - The lower retracting device was functional, however, the retracting device that senses pressure was not. We suggest this feature be serviced to function properly.

AUTOMATIC OPENER B
226: - The garage door opener is functional when tested by the use of normal controls provided. Hand held remote controls are not tested.

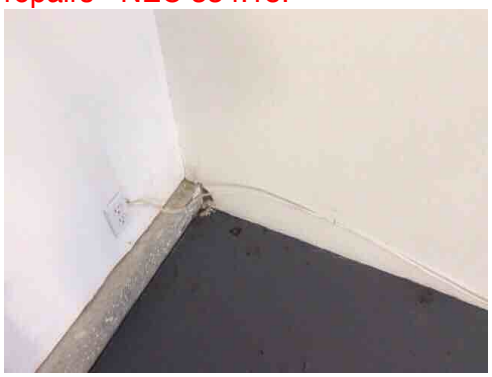
227: - The lower retracting device was functional, however, the retracting device that senses pressure was not. We suggest this feature be serviced to function properly.

ELECTRICAL

228: - The outlets in the garage that were accessible and tested are functional unless otherwise noted.

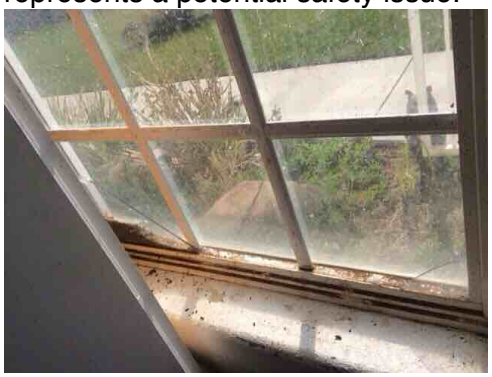
229: - There are receptacle cover plates which are missing in the garage. Replacement is suggested for safety purposes - NEC 2014 §406.6 & 410.22.

230: - Exposed wiring noted, exposed to physical damage or contact was observed in the garage. Wiring which is exposed and within harms reach should be relocated or protected from damage or contact by the use of conduit. An electrical contractor should be contacted for further evaluation and to make any necessary repairs - NEC 334.15.



WINDOWS

231: - We observed a broken glass window at the south side of the garage. Repairs are suggested as this represents a potential safety issue.



ELECTRICAL

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 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. 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. It is essential that any recommendations that we may make for service or upgrades should be further evaluated or repaired before the close of escrow because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

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, or ground fault circuit interrupters, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools, 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 countertop outlets with the exception of refrigerator and freezer outlets since 1996.

Similarly, AFCI or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch 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.

All electrical related issues should be repaired by a licensed electrical contractor since personal safety is involved.

ELECTRICAL SERVICE

SERVICE LOCATION
232: - The main service equipment panel was located on the east side of the building.

AERIAL SERVICE
233: - The main conductor lines are overhead. The service entrance, mast weather head, and cleat are in acceptable condition.

234: - The overhead conductor lines pass close over the ridge of the flat or low pitched roof. Common safety standards require them to pass eight feet above a flat roof or that which has less than a 4:12 pitch, and you may wish to consult an electrician about this.

SERVICE PANEL COVER
235: - The main panel cover was observed to be in good condition at the time of the inspection.

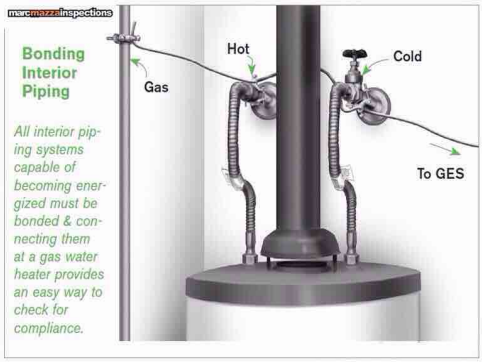
DEAD FRONT COVER
236: - Screws are recommended in the dead front cover. Replacing the screws is suggested to prevent unnecessary intrusion by anyone other than a professional.

SERVICE SIZE
237: - The residence is served by a 400 amp, 240 volt panel.

238: - The panel rating is not to exceed 400 amps.

EQUIPOTENTIAL BONDING
239: - We were unable to verify a cold (and hot) water bond at the main water supply, or supply piping. In accordance to building standards; the bond is suggested to be installed in or attached to a building structures metal piping system(s) including hot water, cold water and the gas piping, that are likely to become energized. These aforementioned components should be bonded to the service equipment enclosure in accordance to building standard. The bonding jumper(s) should be sized in accordance with the NEC, using the rating of the circuit that is likely to energize the piping system(s).

*Note: a) If the house employs plastic water piping, there may not be a cold water bond. b) The water pipe ground/bond may have been removed if the house was re-plumbed in copper. Therefore, it should be traced by an electrician or the panel should be re grounded. c) We did observe grounding electrodes at the water supply but were unable to verify their connection to the panel.



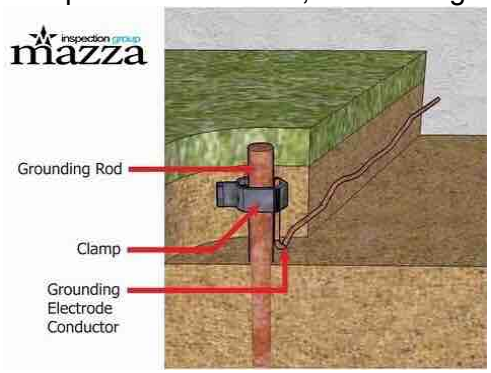
240: - 250.104 Bonding of Piping Systems and Exposed Structural Steel.
(A) Metal Water Piping. The metal water piping system shall be bonded as required in (A)(1), (A)(2), or (A)(3) of this section. The bonding jumper(s) shall be installed in accordance with 250.64(A), (B), and (E). The points of attachment of the bonding jumper(s) shall be accessible.
(1) General. Metal water piping system(s) installed in or attached to a building or structure shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding jumper(s) shall be sized in accordance with Table 250.66 except as permitted in 250.104(A)(2) and (A)(3).

GROUNDING SYSTEM
241: - The main electrical panel appears to be grounded to a single driven rod. In most cases the ground is connected to more than one locations within the structure. For example, the ground may be connected to a water pipe, driven rod or the structure's rebar (uffer) located inside or outside of the wall of the garage accessed by a panel or plate. Therefor, only one ground was visible at the time of the inspection. Historically, the original method of achieving grounding was the water pipe coming from the street. The next method to be employed was a single ground rod. After this requirement, two rods driven 6 feet apart became the norm. The use of ground rods is not the most effective means of achieving ground. Now a third method called a “Ufer Ground” is required in many jurisdictions. With this grounding method the entire rebar system of the concrete foundation is utilized. This method is far superior to all of the other methods, or even combination of methods, in ensuring an effective ground. Locating the other ground if available is suggested and should be performed by a professional contractor.

242: - The ground rod observed was elevated, and therefore, exposed. The rod was not protected from physical damage in accordance to minimum building standards. The ground rod,which was exposed may not be buried the full length of the rod (providing the rod is a minimum of 8'). The *minimum* length a grounding rod or pipe is required to be in contact with earth is 8 feet, if the grounding rod is 8 feet long, then the entire 8 foot length would need to be in contact with earth.

If the ground rod is driven all the way into the ground, the connector for the grounding electrode conductor to the ground rod must be accessible for inspection, and must be protected from physical damage. Some AHJ will allow the top of the ground rod and the connection clamp to be just below grade level and left exposed for the inspection, then covered up afterward. Other AHJ will require a protective sleeve of some type be places around the top of the ground rod and the clamp, leaving it open for inspection and be protected from physical damage by the sleeve.

The ground rod clamp needs to be protected from damage least it become loose and/or the grounding electrode conductor be damaged especially in a planter where a shovel could easily cause damage to the clamp or the conductor, or cut the grounding electrode conductor.



SUB-PANEL

System A

SERVICE LOCATION
243: - The sub-panel is located in the garage.

SERVICE PANEL COVER
244: - The panel cover was observed to be in good condition at the time of the inspection.

DEAD FRONT COVER
245: - The dead front cover was observed to be in good condition.

SERVICE PANELBOARD OBSERVATIONS
246: - We observed openings within the service equipment panel. Openings in the panel are not suggested and should be closed or sealed off by a professional contractor.

INFRARED
247: - The panel was tested via infrared and there were no anomalies noted, at this time. This can change at any time.

CIRCUIT BREAKERS
248: - The breakers appear to be in generally good condition. We do not, however, trip breakers or remove them for inspection.

249: - We observed multi wired branch circuits that did not possess handle ties to connect the two breakers together (so they can trip simultaneously) in accordance with building standards.

NEC 210.4 The 2008 NEC has a new requirement for multiwire branch circuits. The new requirement is for a common handle tie or multi-pole breaker rather than separate single-pole breakers. For example, devices that are wired with a common or shared neutral can no longer be served from single phase breakers. The breakers must have a handle tie or be a multi-pole breaker. The motivation for this added requirement in the NEC is to assure that all the energized conductors which may be present at a device or outlet box are degenergized during maintenance or fault.

PANEL GROUNDING

250: - The panel grounding installation within the panel where visible appears to be correct.

System B

SERVICE LOCATION

251: - The sub-panel is located in the garage.

SERVICE PANEL COVER

252: - The exterior cover for the main electrical panel is missing, and should be replaced.

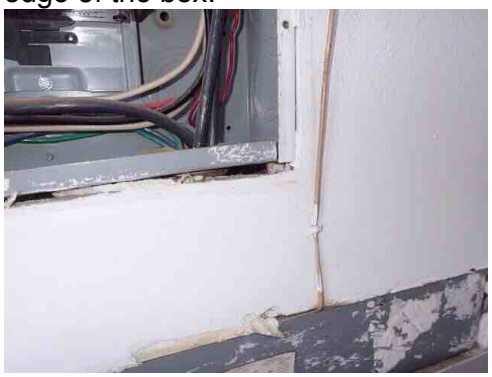
WIRING METHODS

253: - The service wiring appears to be via copper and the branch wiring appears to be copper.

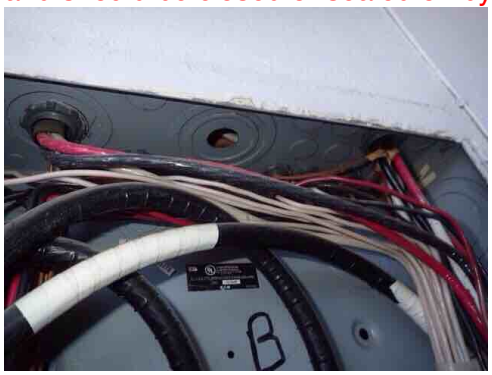
SERVICE PANELBOARD OBSERVATIONS

254: - There is an opening in the drywall where it connects to the panelboard, which is substandard. Gaps larger than 1/8" are suggested to be closed/repaired.

314.21 Repairing Plaster and Drywall or Plasterboard.
Plaster, drywall, or plasterboard surfaces that are broken or incomplete around boxes employing a flush-type cover or faceplate shall be repaired so there will be no gaps or open spaces greater than 3 mm (1/8 in.) at the edge of the box.



255: - We observed openings within the service equipment panel. Openings in the panel are not suggested and should be closed or sealed off by a professional contractor.

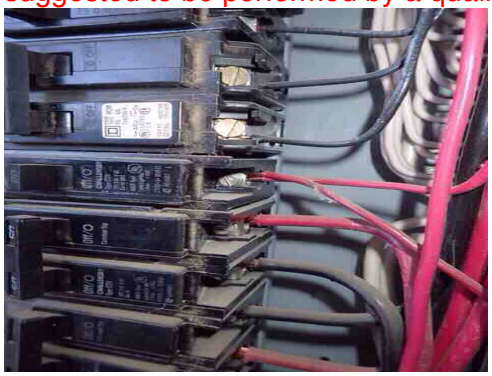


INFRARED

256: - The panel was tested via infrared and there were no anomalies noted, at this time. This can change at any time.

CIRCUIT BREAKERS

257: - There are two wires connected to one breaker in the electrical panel. Circuits within the panel that are doubled up (referred to as "double taps"), should be verified for this application by a professional electrician. As inspectors, we are unable to remove the breaker to determine if the breaker is manufactured for this application. Double taps may allow the terminal to become loose and lead to more serious issues. With that being said, a complete evaluation including the inspection of the breaker(s) is suggested. Any repairs are suggested to be performed by a qualified electrical contractor.



WIRING TYPE

258: - The house is wired with a non metallic sheathed conduit known as Romex, however, all of the wiring was/is not visible inside the walls. We can only comment on what type of wiring is visible and accessible to us at the time of the inspection.

PANEL GROUNDING

259: - The panel grounding installation within the panel where visible appears to be correct.

INTERIOR ELECTRICAL

DOORBELL

260: - The intercom system was not inspected as it is beyond the scope of this investigation.

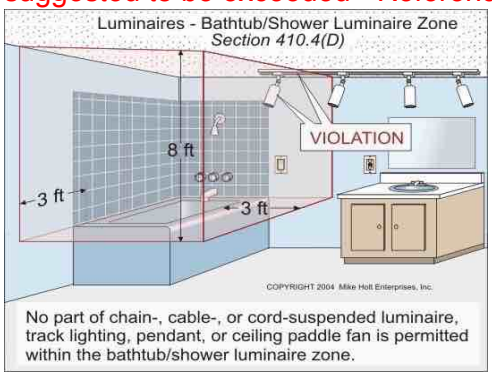
LUMINARIES

261: - The lights that were accessible and tested were found to be functional (unless otherwise noted).

262: - There were multiple light bulbs that were tested but failed to operate in various locations within the residence (north stairwell, master bathroom toilet room, kitchen, downstairs common bathroom). As a result, the inspector cannot determine if the fixture is operational. In many cases the bulb is usually missing or blown, however, it is recommended that each of the bulbs be replaced and the fixtures be once again checked for proper operation prior to the close of escrow. As a consequence, we were unable to confirm the operation of various switches throughout the residence where inoperable lights exist. For additional information or an explanation regarding this condition, we suggest the buyer attempt to contact the current or past occupants, owners or bank asset manager for specific details.

Note: It is safe to assume that if a light was inoperable, then the switch or switches were also, not verified. All of which are suggested to be tested and verified prior to the close of this escrow.

263: - The ceiling lights installed in the Jack and Jill bathroom, the master bathroom and the garage bathroom do not possess a wet type fixture trim kit and appeared to be installed within the 8 x 3 shower spray zone of the shower enclosure. For some older structures, this may not have been a code requirement, however, improvements are always suggested as old or new code is the minimum standard and is always suggested to be exceeded - Reference from NEC 410.10-(D).



264: - The light fixture located at the front entry appears to be somewhat larger than typical and thus, may weigh much. The junction box is suggested to be verified to withstand the weight of the light fixture. The weight limit of junction boxes is limited to 50 pounds.
314.27 Outlet Boxes.
(B) Maximum Luminaire (Fixture) Weight. Outlet boxes or fittings installed as required by 314.23 shall be permitted to support luminaires (lighting fixtures) weighing 23 kg (50 lb) or less. A luminaire (lighting fixture) that weighs more than 23 kg (50 lb) shall be supported independently of the outlet box unless the outlet box is listed for the weight to be supported.

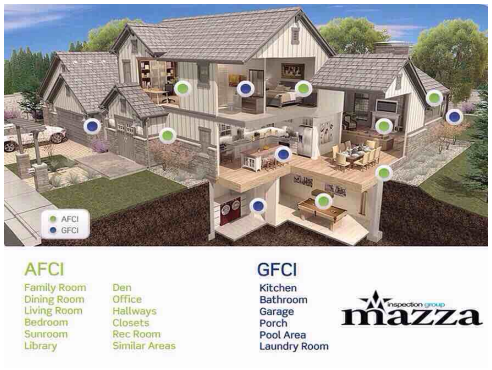
265: - The table light in the loft is loose at the ceiling and should be secured.

SWITCHES
266: - The inspector was unable to determine the function of multiple light switches, throughout the house (office, master bedroom). Switches may energize either a ceiling light fixture, ceiling fan/light combination or a wall receptacle, typically known as "half-hot receptacles" or bulbs which are not operational. Further evaluation may be necessary in identifying the operation of these light switches, including the replacement of various light bulbs, which may be defective.

RECEPTACLES

267: - Although the installation of Ground Fault Circuit Interrupter (GFCI - a safety device for outlets on islands, laundry sinks, kitchens, bathrooms, locations close to water, closets, garage and all exterior receptacles, etcetera) receptacles may not have been required to be installed at the time of the initial construction of this structure, the installation of the GFCI receptacle is recommended at all interior and exterior outlets which may be within 6 feet of, or in direct contact with water. They are also required to be installed at all wet locations when the receptacle is replaced. In the event receptacles in the bathrooms, kitchen or any area where water is present are replaced or remodeled, the new receptacle must be installed as a GFCI.

These outlets may be used for small tools and appliances, but should not be used for refrigerators or freezers. Such larger appliances use a greater amount of electrical current, and since these plugs have a very minimum tolerance for overload, they generally cause the GFI to trip, which is its designed purpose. Therefore, we recommend that you do not use these outlets for your refrigerator or freezer. In most cases when improvements are performed in bathrooms and kitchens, GFCIs must be installed even though the structure may not have been equipped with GFCI receptacles when it was initially constructed. The bathrooms are suggested to possess at least one 20amp circuit in accordance with minimum building standards - NEC 2014 §210.8. Local jurisdictions to some extent, may offer a different version of this standard.



268: - The GFCI receptacles which were present and tested was / were functional, unless otherwise noted.

Note: a) All GFCI receptacles and breakers should be tested no less than every six months. b) All GFCIs are reset after testing. c) We do not remove appliances already plugged into a receptacle to test that receptacle.

269: - A ground fault circuit interrupter (GFCI) outlet in the garage kitchen did not respond correctly when tested. This receptacle should be replaced as a safety precautionary measure.

270: - All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

271: - There are light switch and / or receptacle cover plates that are damaged or missing. Replacement of the cover plates is suggested to reduce the potential of shock - NEC 2014 §406.6 & 410.22. Local jurisdictions to some extent, may offer a different version of this standard.

272: - There are outlets that are loose or not screwed in tightly when tested at various locations. We recommend that the loose outlets be repaired as necessary to avoid the possibility of future damage or shock - NEC 2014 §406.5.

273: - There is a prong broken off inside the receptacle at the top of the north stairwell.

WIRING

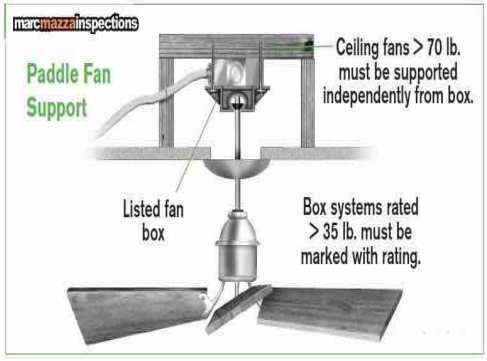
274: - NM cable wiring (romex) exposed to physical damage or contact was observed in the downstairs closet. The wiring should be relocated or protected from damage or contact by the use of conduit. Improvements are recommended for safety.

275: - The circulator under the sink in the master bathroom is plugged into a receptacle in the closet. The wiring is subject to physical damage in its current state. Improvements are recommended.

CEILING FANS

276: - The ceiling fan(s) (except noted otherwise) appeared to operate when tested by the use of normal controls. The inspector cannot determine how the units were installed as the use of specialized brackets are needed for post-new construction installations. The buyer is recommended to inquire as to the installation of the fans and any possible warrantees.

277: - We were unable to determine if the ceiling fans were installed with the appropriate junction box in accordance to manufacturer's / building standards.



278: - The ceiling fan in the office was not operational at the time of the inspection. The unit may require a remote control for operation and if so, was not located by the inspector. Further assessment is advised.

279: - We observed ceiling fans which wobbled when they were tested. Added support, or having the fans balanced is suggested for best performance.

CEILING FAN LIGHTS

280: - The ceiling fan lights tested are functional, unless otherwise noted.

281: - There are ceiling fan lights which were not operational when tested by the use of the switch provided (loft, upstairs northwest bedroom). Repairs are recommended.

INTERIOR

Our inspection of the interior of the 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, nor move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on cosmetic deficiencies.

We may 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 geologist or a structural engineer.

There are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

GENERAL OBSERVATIONS

282: - Testing the central vacuum system is not within the scope of the inspection.

283: - There is an intercom system installed at this residence. It was not tested and is beyond the scope of the inspection.

284: - The central vac system is resting on a log, which may not be a suitable base.

ENTRANCE DOOR

285: - The front entry door is functional.

INTERIOR DOORS

286: - The interior doors are in acceptable condition. Other individual conditions may exists in various doors and noted herein.

287: - The door located in the laundry room rubs at the frame and is suggested to be serviced.

288: - Some of the interior doors rub at the floor / carpet which may reduce the efficiency of the HVAC system. Cutting the doors are suggested as preventative maintenance.

289: - We observed interior doors which were binding. This is to say, that the hinges were in a fully closed position when the door has yet to latch. Adjustments are recommended for proper operation.

INTERIOR DOOR HARDWARE

290: - The interior door at the downstairs bedroom closet failed to properly latch when tested. Minor repairs are usually conducted to improve this defect.

291: - Missing / damaged door stops noted. Installation or repair is recommended to prevent damage to the walls.

CLOSET OBSERVATIONS

292: - The interior closet doors appeared to be in satisfactory condition, with signs of normal wear and tear, unless otherwise noted.

293: - There are closet doors which were difficult to operate / slide when tested in the master bathroom. Adjustments are recommended for proper operation.

294: - The closet doors in the garage are missing the wheels and are suggested to be repaired.

SLIDING GLASS DOORS

295: - The sliding glass doors (tested) are tempered and in acceptable condition. Other individual conditions may exist in other individual sliding glass doors and noted herein.

296: - The sliding glass doors in the loft are difficult to slide and latch when tested. Repairs are recommended for safety as these doors are exit doors.

297: - The screen door for the southwest sliding glass door in the master bedroom is lying on the deck.

298: - Alarms are recommended to be installed on doors leading to the exterior where there is a pool, pond or spa installed.

299: - The screens for the sliding glass doors show signs of wear and damage. This is a common condition considering the location and possible use of the door.

300: - The sliding glass door screens are difficult to operate. Service is suggested for easier operation.

301: - The screen track for the southwest sliding glass door in the master bedroom is damaged and may need repairs for proper operation.

302: - Sealant is recommended around the interior of the sliding glass doors.

MAN DOORS TO EXTERIOR

303: - The exterior man door(s) was in acceptable condition with typical wear and tear.

304: - Self- closing devices and / or alarms are recommended to be installed on doors leading to the exterior where there is a pool, pond or spa installed.

305: - The family room exterior man door was rubbing at the frame when tested. This may have been caused as a result of structural settlement. Doors should be trimmed or adjusted as necessary to work properly.

306: - As a suggestion, we recommend having the weather stripping improved on the exterior doors present. This includes the sill, door shoe, and weather beading.

WINDOW MATERIAL & TYPE

307: - In accordance with industry standards, we may not test every window in the house, and particularly if the house is furnished because we cannot move the personal belongings or furniture. We do test every unobstructed window in every bedroom to ensure that at least one, facilitates an emergency exit. Window coverings such as shades or blinds may obstruct the full view of the window. Even partially opening a window covering will render the window only partially visible for inspection. We may not attempt to open all shades or shutters during our inspection. Furthermore, there are other window coverings which may not be accessible so in those instances, the windows will not be visible to inspect.

308: - The windows are constructed of vinyl or vinyl clad aluminum.

309: - The windows appear to be dual panel. It should be noted that dual panel windows have a high rate of failure (blown seal) resulting in the fogging of these windows. It is our attempt to locate and disclose all windows that may have blown seals, however, in some cases and depending on the weather at the time of the inspection this fogging / condensation may not even be evident. During the summer, when the air temperatures outside are warm and the glass is also warm, the glass is at an equilibrium and thus, no condensation is evident. But with the colder temperatures the outer pane of glass gets cold. The warm air inside your house is trying harder than ever to escape, and it carries moist air into the window cavity, where it hits that cold glass and condenses back into a liquid. The result is that fogging you see.

WINDOWS

310: - The windows that were tested, are in acceptable condition (unless otherwise noted).

311: - The window located in master bedroom is cracked / broken. Improvements are recommended for obvious safety purposes.

312: - Some windows do not necessarily function smoothly. Typical maintenance is suggested so that the windows will move easier, whether it be in and out, up and down or side to side. Additionally, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit. Repairs may also necessary to ensure adequate egress.

313: - The dual pane windows in the downstairs bedroom and the living room have lost their seal (or are very dirty) judging by the discoloration observed within the glass panes (condensation / staining developing between the panes of glass). This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic as well as energy efficiency reasons. Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. Sunlight heats the air space between the panes and causes the gas there to heat up and pressurize. Expanding gas cannot leave the chamber between the panes, and the trapped gas causes the glass to bulge outward during the day and contract at night to accommodate the changing pressure. This motion acts like the bellows of a forge, pumping minute amounts of air in and out of the air space between the panes. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal and challenge its ability to prevent the flow of gas in and out of the window chamber. Incoming humid air has the potential to condense on the window surface, if it is cold enough. It should be known that if one window performs in this manner, more may follow in time as they may have been constructed in the same "batch".


314: - Sash cords / balancers (the ropes that hold up the windows) are inoperable on the window(s) in the garage. Repairs are suggested for proper operation of single and double hung windows and should be performed by a professional contractor. All of the inaccessible single hung windows are suggested to be tested once they are made accessible and prior to the close of escrow.

Note: In many cases when there are defective single hung windows detected, it is common that others may exist. There may be some windows that were inaccessible and not tested.


315: - The sill in the living room is damaged / cracked and may suggest the drywall has suffered moisture intrusion or damage.

316: - We were unable to operate the windows inside the bay window in the kitchen. The windows appear to be stuck and may need repairs.

WINDOW SCREENS

317: - Window screens are missing from various windows. The window screens showed signs of wear that would be considered normal for the age of the house. Wear may include but not limited to small holes, old torn mesh, loose frame etcetera. Some of the missing screens are from windows located on a second story window which normally would not be a serious concern, however, in this case this condition poses a special hazard to small children who may be present.

WALLS

318: - The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

319: - Evidence of prior repairs / patching was observed at the interior walls. Further investigation may be desirable as to the reason for the patching / repairs.

320: - The trim, baseboards and door trim is collectively suggested to be better sealed to the wall as typical maintenance.

321: - The installation of wall paper covering, paneling, custom paint, shelving, objects, pictures or mirror limits the inspection of the interior walls due to the lack of visibility of the solid wall covering materials.

322: - A hole was observed in the wall in the living room at the time of the inspection.

323: - The mirror in the front entry is cracked and should be repaired for safety purposes.

324: - One of the mirrored wall covering materials in the master bedroom is detached from the wall.

CEILING

325: - The general condition of the ceilings was observed to be in good condition (unless otherwise noted) with signs of normal wear at the time of the inspection. There were no visible stains observed at the time of the inspection.

326: - Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs. We recommend that this condition be monitored and further evaluated by a qualified contractor if any sign of significant movement is observed.

327: - There are multiple fire sprinklers with loose/missing trim covers.

FLOORING

328: - The interior flooring showed signs of moderate wear and tear, including but not limited to chips, stained and loose vinyl, wood or tile. Loose, torn damaged missing, soiled carpet. Repairs or replacement is recommended for esthetic purposes only.

329: - Floor squeaks were heard when walking on the flooring at the time of the inspection. In many cases, tightening the sub flooring prior to re carpeting will reduce squeaking.

330: - We cannot determine what substrate if any, was used under the tile flooring added. Typically, tile flooring will get a solid masonry like substrate prior to tile.

331: - There were cracked floor tile observed at the interior flooring in the front entry. We cannot view under the tile and, as a result, we are unable to determine the reason for the cracking (e.g. cracked concrete slab).

332: - The transition strip in the upstairs common bathroom is loose and is therefore suggested to be improved for safety.

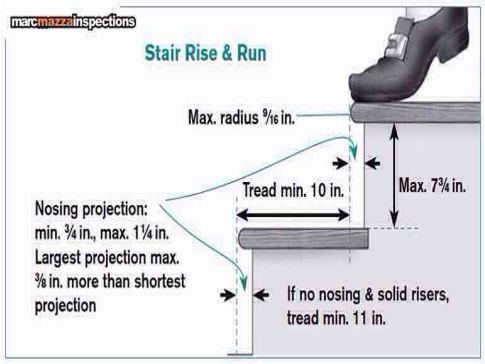
333: - There is an area in the loft where we noted uneven flooring. Upon lifting the carpet, we noticed the subfloor is uneven and is not level with the adjacent piece. Further evaluation is recommended by a licensed general contractor who can determine the cause for this and make recommendations for repairs.

STAIR TREADS AND RISERS

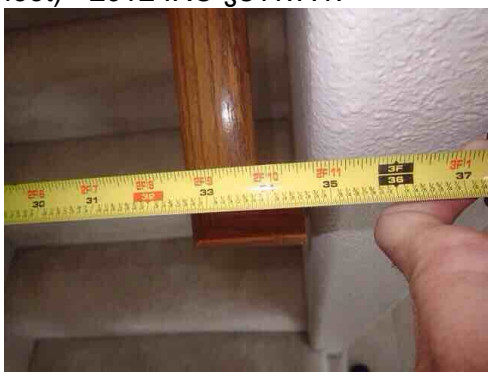
334: - The stairs appear to be in functional condition at the time of the inspection.

335: - The treads in the north stairwell are not uniform and could prove to be a trip-hazard. The treads are those components on which a person steps, and which, for safety reasons, should be a minimum of 10 inches.

Code Reference R311.7.4.2 Tread Depth
The minimum tread depth shall be 10 inches (254 mm).



336: - The width of the north stairwell appears to be smaller than what current building standards require (3 feet) - 2012 IRC §311.7.1.



STAIR RAILING AND BALUSTERS

337: - The railing is functional at the stairs. Other specific conditions may also be commented on.

338: - The balusters in the stair rails are loose and suggested to be serviced for safety.

339: - The stair railing is loose, and is suggested to be serviced. The 2000 IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handdrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes still in effect specify a smaller load of 20 pounds per linear foot. We suggest the buyer contact the local building and safety for the local jurisdictional standard.

INTERIOR CABINETRY

340: - There are missing drawers at the cabinets in the loft.

341: - The counter top in the loft has a gap between the two pieces which may suggest an amateur installation.

WHOLE HOUSE FAN

342: - A whole house fan is installed. The unit is functional, however, to ensure that the unit was installed to meet current building requirements, permits and / or receipts from a professional contractor are recommended to be produced as proof.

SMOKE ALARMS

343: - The smoke detectors (which are installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

344: - A smoke detector is missing from the upstairs loft and is recommended to be installed per local building standards.

345: - The smoke detectors have been painted over and are now suggested to be replaced.

346: - The smoke alarm junction box in the downstairs hallway is installed low and is suggested to be better secured in the ceiling.

347: - The smoke alarm in the downstairs hallway near the laundry room is loose and should be better secured to the ceiling.

CARBON MONOXIDE DETECTORS
348: - Carbon monoxide detectors are required to be installed in all homes as of July 1, 2011.

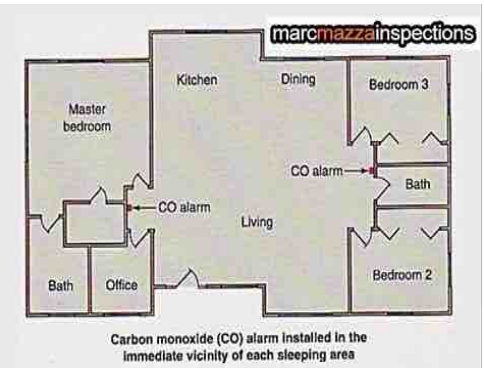
According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, (LA county suggests having one on each floor level, in the hallway) and each detector "shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit".

When carbon monoxide detectors were introduced into the market, they had a limited life span of 2 years. However technology developments have increased this and many now advertise 5 or even 6 years. Newer models are designed to signal a need to be replaced after that time span although there are many instances of detectors operating far beyond this point.

CO detectors do not serve as smoke detectors and vice versa. However, dual smoke/CO detectors are also sold. Smoke detectors detect the smoke generated by flaming or smoldering fires, whereas CO detectors can alarm people about faulty fuel burning devices to prevent carbon monoxide poisoning. Carbon monoxide is produced from incomplete combustion of fossil fuels. In the home CO can be formed, for example, by open flames, space heaters, water heaters, blocked chimneys or running a car inside a garage.

Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without such a warning device.
Homeowners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

When considering where to place a carbon monoxide detector, keep in mind that although carbon monoxide is roughly the same weight as air (carbon monoxide's specific gravity is 0.9657, as stated by the EPA; the National Resource Council lists the specific gravity of air as one), it may be contained in warm air coming from combustion appliances such as home heating equipment. If this is the case, carbon monoxide will rise with the warmer air.



Carbon monoxide (CO) alarm installed in the immediate vicinity of each sleeping area

349: - There are no carbon monoxide detectors present, or installed in accordance to building or manufacturer's standards. A carbon monoxide detector is required to be installed in accordance to manufacturer's or local building standards.

INTERIOR BAR DOWNSTAIRS
350: - The bar sink(s) and faucet(s) are functional.

LAUNDRY

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. When appliances are present we cannot disconnect the appliance to test receptacles. If the water is installed to the appliances we cannot disconnect the water or test the angle stops. 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 old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern 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. The only remedy for this is to enlarge the drainpipe.

LAUNDRY AREA LOCATION
351: - The laundry area is located in an interior service area.

LAUNDRY PIPING - WATER AND WASTE
352: - The piping, water and waste which were visible at the time of the inspection are not tested and presumed functional. It should be noted that when washing machines are removed and mostly when they have been connected to the water supply for a long period of time, the angle stop will sometimes leak in which case, replacement may be necessary.

ELECTRICAL OUTLET 120 VOLT
353: - The 120 receptacle for the laundry components is in place but may not have been tested if there were appliances plugged in at the time of the inspection.

ELECTRICAL OUTLET 240 VOLT
354: - The 240 receptacle tested was operational. We do not determine demand factors as part of this inspection. For this a licensed electrician should be employed.

GAS VALVE AND CONNECTOR
355: - The gas valve is present and is currently hooked up with a shutoff valve. The valve is not tested.

DRYER DUCT
356: - The dryer vent is visible but is not tested for blockage. The vent is recommended to be cleaned and checked for potential blockage prior to the installation of a dryer unit.

357: - The dryer duct is a flexible type that is suggested to be replaced with a smooth wall vent.dryer Section 504.3.2.1 Clothes dryer vent ducts shall be metal and shall have a smooth interior surface. An approved “flexible duct connector” of not more than 6 feet in length may be used to connect the dryer to the dryer vent pipe. “Flexible duct connectors shall not be concealed within the construction.” (Flex duct connectors shall not pass into or through a concealed space. This includes cabinets, walls and attic spaces).

358: - The gas dryer vents incorrectly through a return-air compartment. This could contaminate the return-air compartment with the bi-products of combustion, and the should be isolated or rerouted. We fell it prudent to note that there is in fact an isolated return air duct which may or may not allow contamination of the interior if such a leak of the dryer duct exists.

ROOM VENTILATION

359: - The exhaust fan in the laundry room does not respond, and should be serviced.

CABINETS

360: - The cabinets in the laundry room are functional.

KITCHEN

Kitchen appliances are tested for their functionality, and cannot be evaluated for their performance nor for the variety of their settings or cycles, however, if they are older than ten years, they may well exhibit decreased efficiency. Life expectancy is not predicted for appliances or fixtures. The following items are not within the scope of this inspection: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, wine coolers, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or under cabinet lighting, which is convenient but often installed after the initial construction and powered by extension

cords or ungrounded conduits. Some Granite counter tops have been know to emit radon. We do not test for radon. If this test is desired, a contractor who specializes in this field is suggest to perform this task.

Main House Kitchen

GENERAL COMMENTS
361: - Trash compactors are omitted from this inspection.

362: - The instant hot water device installed under the sink was not inspected.

COUNTER TOP MATERIALS
363: - The countertop materials consist of granite.

COUNTER TOP
364: - The visible areas of the kitchen counters were observed to be in generally good condition.

KITCHEN SINK
365: - The kitchen sink is functional.

KITCHEN FAUCET
366: - The kitchen sink faucet is functional, unless otherwise stated.

SINK TRAP AND DRAIN
367: - The trap and drain at the kitchen sink are functional. In occupied houses and in some cases, the occupant's belongings may block the full view of the plumbing components.

368: - There is a leak at the trap-arm below the kitchen sink, which should be repaired. We recommend the further review, advice and services of a plumbing contractor.

369: - The garbage disposal tail piece is loose where it connects to the plumbing. No leaking was observed, however, securing the plumbing is recommended to prevent a leak.

SINK ANGLE STOPS AND CONNECTORS

370: - The valves and connectors below the kitchen sink are functional, however, if they are not in daily use, they will inevitably become stiff or frozen.

GARBAGE DISPOSAL

371: - The garbage disposal was in operational condition when tested. Other specific conditions may also be commented on.

KITCHEN CABINETS

372: - The visible areas of the kitchen cabinets were observed to be in generally good condition with signs of normal to moderate wear and tear for the age of the structure.

373: - The sink cabinet is missing the bottom. This may suggest previous damage to the cabinet. Repairs are recommended.

374: - There is a hole in the cabinet under the cook top that is suggested to be sealed.

ELECTRIC COOK TOP
375: - The electric cook top was functional when tested. We do not determine demand factors as part of this inspection. For this a licensed electrician should be employed.

ELECTRIC OVEN
376: - The electric ovens are functional, but were neither calibrated nor tested for performance. After testing the ovens, we made sure the units were off and non operational before we left.

377: - The door on the built-in, electrical, oven does not seal effectively, which could affect its performance, and should be serviced.

EXHAUST VENTILATION / LIGHT
378: - The kitchen exhaust and light are both functional.

379: - The kitchen exhaust fan is functional and a type that vents internally or is self-vented.

BUILT-IN MICROWAVE
380: - The built-in microwave was tested by pressing the buttons on the face. The unit appeared to be functional but we do not test them for leakage, nor was anything inserted into the unit and heated up.

DISHWASHER
381: - The dishwasher was in operational condition when tested using the normal wash cycle. Determining the adequacy of washing and drying functions of dishwashers is not within the scope of this inspection.

382: - The air gap line was kinked and is suggested to be repaired.

Garage Kitchen

COUNTER TOP MATERIALS
383: - The countertop materials consist of a solid surface.

COUNTER TOP
384: - The visible areas of the kitchen counters were observed to be in generally good condition.

385: - A typical separation between the kitchen counter top backsplash and wall should be grouted or caulked to forestall moisture intrusion.

KITCHEN SINK

386: - The kitchen sink is functional.

KITCHEN FAUCET

387: - The kitchen sink faucet is functional, unless otherwise stated.

SINK TRAP AND DRAIN

388: - The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied houses and in some cases, the occupant's belongings may block the full view of the plumbing components.

389: - There is evidence of corrosion on the drain below the sink. This may be evidence of prior leaks / problems.

390: - An improper "S" trap was noted. These types of traps are not allowed and are suggested to be replaced.

SINK ANGLE STOPS AND CONNECTORS

391: - The valves and connectors below the kitchen sink are functional, however, if they are not in daily use, they will inevitably become stiff or frozen.

KITCHEN CABINETS

392: - The visible areas of the kitchen cabinets were observed to be in generally good condition with signs of normal to moderate wear and tear for the age of the structure.

BUILT-IN MICROWAVE
393: - The microwave present was not a permanent fixture and as a result is beyond the scope of this inspection.

BATHROOMS

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, bidets, and saunas. We do not leak-test shower pans on upper floors without consent of the representing agent, owners or occupants.

Master Bathroom

TOILET
394: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

395: - The toilet is loose at the floor. It is possible that this deficiency may be easily corrected with minor adjustments to the bolts at the base of the toilet. A new wax seal may be necessary prior to repairs.

DOUBLE SINKS - FAUCETS - PLUMBING
396: - At the time of the inspection, sinks, faucets and plumbing tested were in operational condition (except where otherwise noted). No visible leaks were detected.

397: - There is what appears to be a circulator on the left sink in the master bathroom. This component is not within the scope of our inspection and is not tested for operation.

BATHROOM VENTILATION
398: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

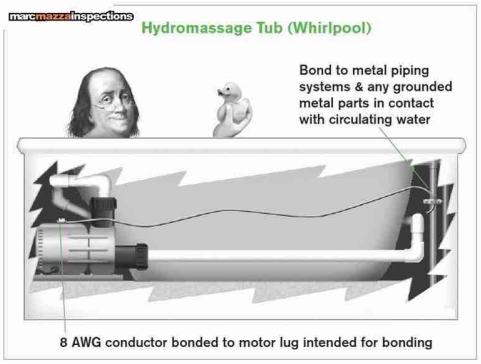
399: - The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

BATHTUB
400: - It was noted that caulking was needed at the tub to platform connection in the bathroom as prevention for possible moisture penetration.

401: - The bathtub is a spa tub. The spa tub is tested by the switch provided but do not test the volume from the jets. The spa was functional when tested.

Note: Our inspection of the spa tub is limited to testing the unit by the switch to verify operation and that it is protected via GFI receptacle, as well as, bonded where appropriate. We do not test the individual jets for volume or operation.

402: - Upon inspection of the spa motor, we were unable to verify a bonding conductor attachment to the pump and interior piping due to inaccessibility. Verification of the bond is recommended prior to use of the spa tub.



403: - There is no GFI receptacle at the spa tub, that was visible or accessible to test. The closest GFI receptacle did not turn off the bathtub spa motor when tested. The verification of, or the installation of this receptacle is strongly urged as a safety precaution.
2014 NEC Section 680.71 Hydromassage bathtubs and their associated electrical components shall be on an individual branch circuit(s) and protected by a readily accessible ground-fault circuit interrupter. All 125-volt, single-phase receptacles not exceeding 30 amperes and located within 1.83 m (6 ft) measured horizontally of the inside walls of a hydromassage tub shall be protected by a ground-fault circuit interrupter.

404: - The spa tub does not appear to be sitting on a poured masonry mix material. The tub appears to only be supported by a few wooden blocks and may need additional support. Improvements are recommended.

SHOWER

405: - At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

BATHROOM COUNTER TOPS
406: - The counter appears to be in good condition with signs of normal wear and tear.

BATHROOM CABINETS
407: - The cabinets were observed to be in generally good condition with signs of normal wear.

Half Bathroom

TOILET
408: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

SINK - FAUCET - PLUMBING
409: - At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

410: - There is evidence of corrosion on the drain below the sink. This may be evidence of prior leaks / problems.

411: - The sink drain stopper did not operate properly when tested. Recommend repair or replacement for proper operation of the sink.

BATHROOM VENTILATION
412: - The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

413: - The vent fan was not operational when tested. The installation of, or repairs to the existing ventilation system is recommended to maintain adequate ventilation in this bathroom.

BATHROOM COUNTER TOPS
414: - The counter appears to be in good condition with signs of normal wear and tear.

BATHROOM CABINETS
415: - The cabinets were observed to be in generally good condition with signs of normal wear.

Upstairs Common Bathroom

TOILET
416: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

SINK - FAUCET - PLUMBING
417: - At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

BATHROOM VENTILATION
418: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

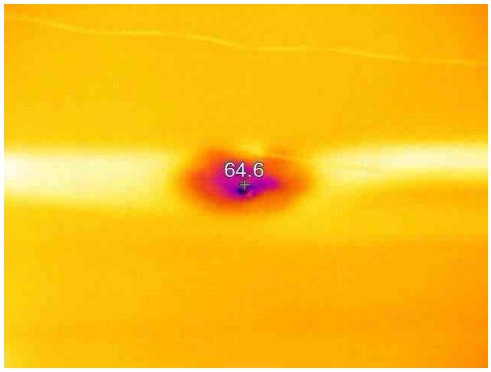
419: - The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

BATHTUB

420: - At the time of the inspection, the bathtub and faucet tested were in operational condition. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

421: - Sealant is recommended at the tub spout, valves and shower wall connection. This will eliminate the possibility of moisture penetration into the interior wall, avoiding damage to the framing members.

422: - The bathtub drain pipe was leaking at the time of the inspection. The leaking noted appears to be from under the tub. Repairs are recommended.



SHOWER

423: - At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

BATHROOM COUNTER TOPS

424: - The counter appears to be in good condition with signs of normal wear and tear.

BATHROOM CABINETS

425: - The cabinets were observed to be in generally good condition with signs of normal wear.

Jack and Jill Bathroom

TOILET
426: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

427: - The toilet is loose at the floor. It is possible that this deficiency may be easily corrected with minor adjustments to the bolts at the base of the toilet. A new wax seal may be necessary prior to repairs.

SINK - FAUCET - PLUMBING
428: - At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. Other specific conditions may also be commented on.

429: - The sink plumbing leaks when tested. Repairs are recommended.

BATHROOM VENTILATION
430: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

431: - The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

BATHTUB
432: - At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

433: - Sealant is recommended at the tub spout, valves and shower wall connection. This will eliminate the possibility of moisture penetration into the interior wall, avoiding damage to the framing members.

SHOWER
434: - The shower diverter was not operational when tested. Repair or replacement is recommended.

435: - The shower doors are difficult to operate and appear to be off the track. Recommend repairs for easier operation.

BATHROOM COUNTER TOPS
436: - The counter appears to be in good condition with signs of normal wear and tear.

BATHROOM CABINETS
437: - The cabinets were observed to be in generally good condition with signs of normal wear.

Downstairs Common Bathroom

TOILET
438: - At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

SINK - FAUCET - PLUMBING
439: - At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

BATHROOM VENTILATION
440: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

441: - The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

442: - The exhaust fan is operational but makes an unusual noise.

SHOWER
443: - At the time of the inspection, the shower and faucet tested were in operational condition. The enclosure was observed to be in generally good condition with signs of normal wear.

444: - Moisture was observed in the wall directly next to the shower. The moisture appears to be leaking from the tile bench portion of the shower. Repairs are suggested so the shower enclosure may function properly. Further assessment is advised.

BATHROOM COUNTER TOPS
445: - The counter appears to be in good condition with signs of normal wear and tear.

446: - Sealant is recommended at the backsplash and at the sink to counter connection to ensure a water tight seal and that will resist moisture penetration in the bathroom.

BATHROOM CABINETS
447: - The cabinets were observed to be in generally good condition with signs of normal wear.

Garage Bathroom

TOILET
448: - The water runs continuously at the toilet and it never fills with water, therefore, it was not tested. Improvement to the tank mechanism is likely to be needed.

BATHROOM VENTILATION
449: - At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

SHOWER
450: - At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

451: - Discoloration and / or moisture was observed around the shower glass enclosure which suggests a point of moisture penetration. Repairs are recommended at this location to prevent possible moisture damage to the flooring or wall covering material.

ATTIC

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

ATTIC LOCATION(S)
452: - An attic access is located in the north bedroom.

ATTIC GENERAL COMMENTS

453: - In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Personal items are not moved and may limit the inspection.

ATTIC ACCESS

454: - The attic was accessed and entered for inspection. There were, however, areas which were not accessed due to the limited accessibility as a result of us not walking over various ceiling joists for fear of falling off and damaging the ceiling.

INSULATION

455: - The attic floor is insulated with approximately 9 - 12 inches plus of fiberglass insulation, only where it is visible.

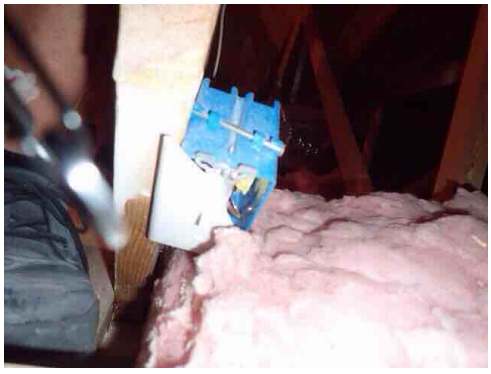
456: - Loose / poor coverage / missing or compressed insulation was observed in the attic. This is to say, that there were areas of the ceiling which were not covered by insulation. Re-disbursement of the insulation is suggested.

ATTIC VENTILATION

457: - The ventilation of the attic area appears acceptable. Note: Not all ventilation was visible from our vantage point.

ATTIC ELECTRICAL

458: - There are open electrical junction boxes within the attic, which should be sealed so that any arching or sparking would be contained within the box. Improvements are recommended as a safety precautionary measure.



ATTIC PLUMBING VENTS
459: - The plumbing vents that are visible from the vantage point described and not covered by insulation or blocked are in acceptable condition.

ATTIC EXHAUST DUCTS
460: - The visible portions of the exhaust ducts are functional. The ducts are suggested to be re sealed.

461: - There are exhaust vents which are suggested to be better sealed as the older "duct" tape is deteriorated.

FACTORY-BUILT CHIMNEY FLUE AND FIRE-STOP
462: - The vent pipe of the factory built fireplace vent is too close to combustible material according to the listed requirements located on the chimney flue. Repairs are recommended for safety.

463: - Attic insulation was observed in direct contact with the chimney flue. The contact of batt insulation has been known to create pyrophoric conditions, thereby, reducing the ignition temperature of combustible materials, which may also be in direct contact with the insulation, resulting in fires. This insulation is suggested to be removed in order maintain all clearances mandated by the manufacturer. Further assessment is advised.

Note: The fire stop was not fully visible for inspection and, as a result, it is suggested that verification of installation, in accordance with minimum building standard, is completed.




GAS APPLIANCE FLUE AND FIRE-STOP

464: - The vent pipe of the gas fired appliance is too close to combustible material, and should be serviced.


465: - The fire stop / blocking is incomplete around the flue vent as pictured, when viewed from the attic. Building code stipulates that fire stop / blocking be placed at every floor level, ceiling / attic or at a minimum of 8 or 10 feet.

Note: Insulation is not a fire-stop replacement or substitute due to the potential heat transfer capabilities. Only an approved material is suggested in this location. Code Reference CRC R302.11 Fireblocking
In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

HEATING

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. There are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use.

We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. The airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.
Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist.

Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

We do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence

and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death.

We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

The installation of a carbon monoxide detector close to interior furnaces is recommended as a safety precautionary measure.

The Heating Vent System is not sized according to the BTU of the furnace at the time of the inspection

Upstairs System

LOCATION AND TYPE
466: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic

HEATING SYSTEM VINTAGE APPRAISAL
467: - The forced air unit appears to be of the same vintage as the structure.

HEATING SYSTEM OBSERVATIONS
468: - The furnace was tested by the use of normal controls and was functional.

469: - The electric humidifier as well as the electric air filter were not inspected at the time of the inspection. These components require a specialist to inspect them for operational efficiency.

COMBUSTION CHAMBER
470: - The combustion chamber appeared to be free of any visible rust, however, we cannot see the entire heat exchangers and for this reason, we suggest the buyer have the unit inspected prior to use, which should include an examination of the exchangers. We do not remove any interior components of the furnace during the inspection.

VENTING AND DRAFT HOOD

471: - The vent pipe appears to be separated, which will allow the bi-products of combustion to contaminate the residence. It should be repaired by an HVAC contractor before the furnace is used.

472: - The vent was wrapped in a metal tape therefore, the vent was not fully visible for inspection. Vent piping is suggested to be tightly assembled therefore not needing any auxiliary sealant such as tape. Furthermore, many manufacturers do not approve of the installation of this material on their venting systems as a means to seal openings.

473: - The vent pipe has a negative pitch, which could hinder the bi-products of combustion from being vented beyond the residence, and which could contaminate the residence, and should be serviced by an HVAC contractor.

FUEL SYSTEM

474: - The gas valve and connector are in acceptable condition.

RETURN / PLENUM AIR COMPARTMENT
475: - Sealant / tape is recommended at the air handler / plenum. Conditioned air appears to be leaking from this area. Sealing this area will reduce energy loss, as well as, the infiltration of airborne containments within the attic space. A professional HVAC contractor is recommended to perform this task.

EVAPORATIVE COIL
476: - The evaporator coil above the furnace may have been replaced (judging by the condition of the newer sheet metal). In this case, however, we could not say with any reasonable degree of certainty that the coil was in fact replaced or just repaired without either viewing the inside the box or documentation of work performed.

CIRCULATING FAN / BLOWER
477: - The circulating fan and motor is moderately dirty, which is indicative of poor maintenance. In some cases, the dirt and or lint on the fan blades may in fact result in overheating of the fan and may represent a potential hazard. The fan is suggested to be cleaned and the filters changed regularly as part of a scheduled maintenance service.

THERMOSTAT
478: - The thermostat appears to be functional when tested.

PRIMARY AND SECONDARY CONDENSATE
479: - The primary condensate pipe and secondary appear to be installed (where visible) appropriately. We did not, however, witness any condensation at the time of the inspection so we cannot verify if the condensate lines are installed correctly, or not switched. We also do not perform water tests for confirmation.

480: - The primary line is suggested to be upgraded with a sweeping 90 trap and vent, as per current building standards. We recommend the further review, advice and services of an HVAC technician. Note: This may have been the minimum building standard at the time that this was installed.

481: - The condensate drain pipe for the pan was disconnected at the heating unit.

482: - The condensation pan appears to be severely rusted and deteriorated. A rusted pan may suggest a leaking secondary condensate drain, leaking primary, switched condensate drains or leaking "A" coil. In light of this finding, we suggest the buyer have an HVAC contractor evaluate the pan.

ELECTRICAL

483: - The junction box within the attic is suggested to possess a coverplate for protection against contact of the interior wiring.

Downstairs System

LOCATION AND TYPE

484: - Central heat is provided by a vertical gas forced-air furnace that is located in the garage.

HEATING SYSTEM VINTAGE APPRAISAL

485: - The forced air unit appears to be of the same vintage as the structure.

HEATING SYSTEM OBSERVATIONS

486: - The furnace was tested by the use of normal controls and was functional.

487: - Given the location of the heater, it should be better protected from physical damage by the installation of a pole or bollard in the front of the unit.

488: - It cannot be determined whether or not the heating unit (fan, burner chamber, etcetera) has been serviced recently. Therefore, a thorough cleaning, servicing is strongly advised. This service may reveal latent defects within the system. During this service and especially for older furnaces, an inspection of the heat exchangers for cracks within the heating unit is recommended prior to usage. A regular scheduled maintenance program is also recommended as it will help prolong the life of your appliances.

489: - The electric humidifier as well as the electric air filter were not inspected at the time of the inspection. These components require a specialist to inspect them for operational efficiency.

COMBUSTION CHAMBER

490: - The combustion chamber appeared to be free of any visible rust, however, we cannot see the entire heat exchangers and for this reason, we suggest the buyer have the unit inspected prior to use, which should include an examination of the exchangers. We do not remove any interior components of the furnace during the inspection.

VENTING AND DRAFT HOOD

491: - The vent pipe which serves both the water heater and the furnace appears to be separated in the attic as pictured, which will allow the bi-products of combustion to contaminate the residence. It should be repaired by an HVAC contractor before the furnace is used.

FUEL SYSTEM

492: - The gas valve and connector are in acceptable condition.

COMBUSTION / MAKEUP AIR

493: - The combustion-air ventilation for the gas furnace is functional.

RETURN / PLENUM AIR COMPARTMENT

494: - Sealant / tape is recommended at the air handler / plenum. Conditioned air appears to be leaking from this area. Sealing this area will reduce energy loss, as well as, the infiltration of airborne containments within the attic space. A professional HVAC contractor is recommended to perform this task.

EVAPORATIVE COIL

495: - The evaporator coil above the furnace may have been replaced (judging by the condition of the newer sheet metal). In this case, however, we could not say with any reasonable degree of certainty that the coil was in fact replaced or just repaired without either viewing the inside the box or documentation of work performed.

CIRCULATING FAN / BLOWER
496: - The circulating fan and motor is moderately dirty, which is indicative of poor maintenance. In some cases, the dirt and or lint on the fan blades may in fact result in overheating of the fan and may represent a potential hazard. The fan is suggested to be cleaned and the filters changed regularly as part of a scheduled maintenance service.

THERMOSTAT
497: - The thermostat appears to be functional when tested.

PRIMARY CONDENSATE
498: - The primary condensate pipe appears to be installed (where visible) at the FAU appropriately. We did not, however, witness any condensation at the time of the inspection. We also do not perform water tests for confirmation.

AIR CONDITIONER

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones.

Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of stories, orientation to the sun, the type of roofing material, ventilation system, thermal value of insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution, however, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad of flammable materials found in the average home. Even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage, match evap coil to condenser or dismantle any portion of a system. We do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. The airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. The sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about maintenance history and if they have been satisfied with its performance. You may also have a comprehensive evaluation completed by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

Upstairs System

TYPE AND SIZE
499: - Central heat and air-conditioning are provided by a single split-system, consisting of a furnace or electric heater with an evaporator coil and a condensing coil.

500: - We estimate the size of this unit to be 5 tons. This is merely an estimation based on the units model number information. For a definitive size of the condenser, we suggest the buyer employ the services of an HVAC contractor

AIR CONDITIONER
501: - The air condition unit appears to have been manufactured in 2004.

502: - The condenser system is not original and appeared to have been replaced or added. It is recommended that the buyer obtain documentation which would reveal its exact age and confirm that the installation was made by licensed specialists and is matched to the "A" coil, which is not visible. We do not endorse HVAC systems which were not installed with minimum building standards in mind and without permits.

AIR CONDITIONER CONDENSING COIL
503: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL
504: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES
505: - The foam insulation is missing from the refrigerant lines, either at the condenser and/or FAU. Replacement is suggested.

AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS
506: - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen to twenty one degrees. A temperature difference is only one method of testing the cooling system as there are many. It is a snap shot of the systems performance. For a more advanced inspection, which may include voltage testing or require the dismantling of parts, an HVAC contractor should be contacted prior to the close of this escrow.

Downstairs System

TYPE AND SIZE
507: - Central heat and air-conditioning are provided by a single split-system, consisting of a furnace or electric heater with an evaporator coil and a condensing coil.

508: - We estimate the size of this unit to be 4 tons. This is merely an estimation based on the units model number information. For a definitive size of the condenser, we suggest the buyer employ the services of an HVAC contractor

AIR CONDITIONER
509: - The air condition unit appears to have been manufactured in 2003.

510: - The condenser system is not original and appeared to have been replaced or added. It is recommended that the buyer obtain documentation which would reveal its exact age and confirm that the installation was made by licensed specialists and is matched to the "A" coil, which is not visible. We do not endorse HVAC systems which were not installed with minimum building standards in mind and without permits.

AIR CONDITIONER CONDENSING COIL
511: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL
512: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES
513: - The refrigerant lines are in acceptable condition where visible.

AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS
514: - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen to twenty one degrees. A temperature difference is only one method of testing the cooling system as there are many. It is a snap shot of the systems performance. For a more advanced inspection, which may include voltage testing or require the dismantling of parts, an HVAC contractor should be contacted prior to the close of this escrow.

DUCTS & REGISTERS

FLEXIBLE DUCTS
515: - There are ducts installed that are a modern flexible type. They are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

516: - There is ductwork that has damaged vapor barriers. This is a thin wrapping that covers the duct to maintain the energy efficiency. Re-wrapping the duct, if possible, is recommended, otherwise, wholesale replacement may be necessary.

517: - There are multiple ducts which appear to be kinked from their own weight while hanging or turning from the attachment or in between the furnace and the adjacent plenum. This may restrict air flow, however, only a HVAC contractor can determine how much restriction is present if at all. Repairs are suggested for optimal efficiency.

518: - There is ductwork that appears to have been added to the original structure and requires specific calculations to determine specific factors with regard to airflow, back pressure and volume. Furthermore, a HERS rating or test, and the may have been required for the installation of new ducts which we cannot verify. We are unable to determine the aforementioned factors and therefore recommend and heating and air conditioning contractor to inspect and verify their installation, or, the seller provide proof that such tests were performed or were necessary.

REGISTERS

519: - The registers are functional except where otherwise noted. The volume of air, nor the cleanliness of the registers, can be tested during this inspection. There may have been registers which were closed at the time of the inspection, therefore, the temperature of these registers will be different than others which are open.

520: - There was a noticeable difference in the temperature of the registers when examined. The difference is between 5 and 12 degrees collectively and or individually. There are many variables which may dictate the heating or cooling efficiency of a duct system, many of which may require specialized testing (HERS rating) which we have no access to during this home inspection.

POOL / SPA

Pools and spas may leak. This may become apparent from secondary evidence during our inspection, but 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. It is recommended to ask that the sellers to guarantee that the pool or spa does not leak, request to review the water bills for a twelve month period, or obtain comprehensive insurance to cover such an eventuality.

There are other equally significant issues regarding pools and spas, and particularly those having to do with electricity. Electrical standards governing pools and spas vary, and have changed significantly through time. Regardless, because of the dangers inherent in the proximity of water to electricity, we recommend that all metal equipment in the vicinity of the pool or spa, including fences and post straps, be bonded and that pool and spa lights should not be used unless they are confirmed to have ground-fault protection.

Pool and spa enclosures are an equally important safety feature that are not necessarily uniform. However, we recommend that any pool or spa property should have a fifty-four inch enclosure, measured on the side facing away from the water, and that all access gates should self-close and include a latch at fifty-four inches.

Ideally, all such gates should open away from the pool or spa so that a child cannot simply push them open if they should happen to be unlatched. Standards in some regions are even more stringent, and require that the doors on residences be equipped with an automatic alarm. Nevertheless, it would be prudent for you to review the pool safety regulations in this community, and to conform to that standard or to whatever personal standard suits your needs.

Pool and Spa

GENERAL COMMENTS
521: - The mere fact that the presence of a swimming pool does not automatically suggest the structure was constructed with building permits. We suggest the buyer contact the local building and safety department to see if the work was performed under their jurisdiction and with permits.

Planters were noted close to the swimming pool. These planters, if not properly drained can overflow into the pool.

The safety markers and / or signage which display pool safety as well as life saving devices are suggested to be installed as a precautionary measure.

522: - At the time of this inspection the winds were very strong. So much so, the water was distorted making inspection of the pool body, tile, drains and all interior components impossible.

523: - The pool was over filled at the time of the inspection. The cause of this condition is not evident.

WATER FILL VALVE
524: - We could not locate a filler valve for the pool water. We suggest that the buyer inquire if this system does in fact have a pool filler and its location. Otherwise, it is safe to assume that the pool is filled manually.

CHLORINE DISINFECTANT SYSTEM
525: - This is a pool that requires chlorine in a tablet form.

POOL TILE
526: - There is scaling, or a build-up of minerals, on the pool tiles. This is common and somewhat unavoidable, but periodical tile cleaning will inhibit the scaling.

POOL INTERIOR FINISH
527: - The interior pool finish is plaster.

528: - Cracks were observed in the pool plaster. In many cases spider cracking is a result of aged plaster, however, the depth or degree of damage if any cannot be determined during this one time limited inspection. For this evaluation or leak test, a professional contractor is suggested to be contacted prior to the close of escrow.

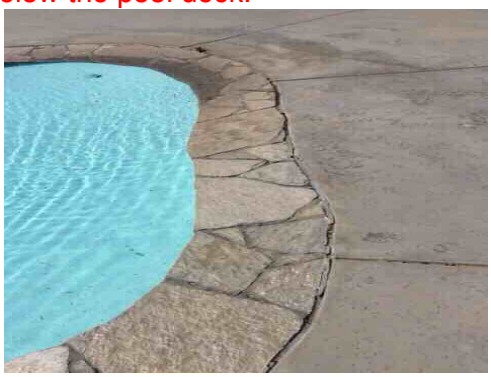
COPING MATERIALS

529: - The pool coping material is stone.

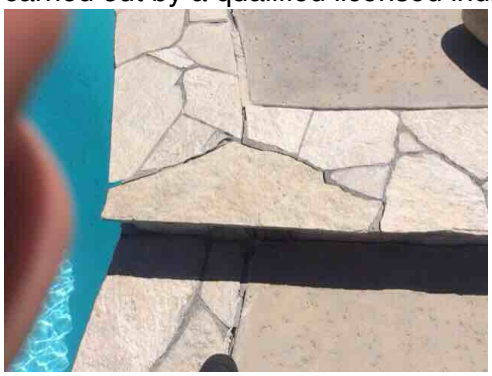
POOL COPING

530: - The coping masonry materials should be re-pointed (replacement of the mortar between the coping materials) in various areas to prevent further deterioration and evade further damage and cost as a result.

531: - The caulk in the expansion joint (elastomeric seal) of the pool deck has cracked. This should be resealed to forestall moisture intrusion below the pool deck.



532: - We observed loose coping materials at the pool. Improvements are recommended and should be carried out by a qualified licensed individual.



DECK MATERIALS

533: - The pool decking material is concrete and stone.

POOL DECK

534: - Cracks were observed in the pool decking material. This implies that movement has occurred, which is typical with concrete slabs. Sealant is recommended to prevent further damage and performed on a regular basis to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if any sign of significant movement is observed.

535: - The deck surface has moisture staining which may indicate ponding or poor drainage and possibly into the pool (via runoff). In time, this condition can accelerate the wear and deterioration of the surfacing material.

536: - Due to the height of the deck surface above grade, (+ 30"), a railing system is recommended to be installed as a safety precautionary measure. Small children and elderly may be subject to injury due to the height. IRC 2012 §312.1.

SKIMMER

537: - The skimmer box and its cover are functional.

DRAIN COVERS

538: - The pool employs the use of a main drain located in the pool bottom. It is not possible for us to determine whether or not the main drain is interconnected to the suction side of the circulation system. To confirm whether or not the main drain is in fact connected, additional testing will be necessary.

539: - The pool drain cover is an anti-entrapment type.

540: - The pool is correctly equipped with either spit drains and / or anti-entrapment covers, for child safety.

541: - Recently, there has been a recall on anti- entrapment type grid drains. We suggest the buyer visit this web site for additional information to determine if this drain falls into this category prior to use of the swimming pool and / or spa. http://www.cpsc.gov/cpscpub/prerel/prhtml11/11230.html

LIGHTING

542: - Problems associated with underwater lighting: Most bulbs will burn for 1,000 hours before re-lamping is necessary. The light fixture itself can last several decades, however, corrosive pool chemistry can weaken the fixture and the screws which hold a pool light together, and this may necessitate replacement.

543: - The pool light did not respond when it was tested. The light is suggested to be serviced by a professional, confirmed to have ground-fault protection and demonstrated prior to use of the pool / spa. Note: The inspector only tests the switches which are present and visible.

CIRCULATION PUMP

544: - We observed a pump which was not operational at the pool equipment. We tested the pump with the switches or clock timer that were available to us at the time of the inspection.

545: - This pool circulation motor is not bonded. A bond wire is recommended to be connected to all metal components within the pool equipment then back to a ground source in accordance to today's minimum code. Our inspection is based on the most stringent code standards to date. Our responsibility is not to determine what building standard was in effect at the time of original construction or installation of any component but rather, the protection of our clients and the general public at large by applying today's most current or stringent building requirements. We feel determining whether or not a component needs to be improved is best left up to the authority having jurisdiction or contractor in this field.

546: - The pump is not secured to a solid substrate. Install pump on a firm, level base or pad to meet all local and national codes. Fasten pump to base or pad with screws or bolts to further reduce vibration and stress on pipe or hose joints. The base must be solid, level, rigid, and vibration free.

BLOWER

547: - The blower and air switch were functional when tested.

548: - We did not locate a "visible" bond wire for the blower. For a complete examination of this condition, including any potential repairs, we suggest further assessment by a professional pool contractor prior to the close of escrow.

549: - The pool blower is suggested to possess a check valve.

PIPING

550: - The supply lines and return lines are in acceptable condition, no leaking noted.

FILTRATION

551: - Filtration is via D.E. type filter.

552: - The filter size is 60 square feet.

553: - The filter grids and backwash valve (if present) are suggested to be inspected prior to the close of this escrow. The grids are susceptible to tears and if damaged will result in a dirty pool/spa. The backwash valve should be tested to ensure it is functional and does not leak.

HEATER

554: - The heater was not tested due to the nonfunctional pump.

ELECTRICAL PANEL

555: - The service panel is in serviceable condition.

556: - There are screws missing from from the panel cover.

CONDUIT

557: - A flexible metal conduit in the blower pool equipment is loose and disconnected from the pump and is recommended to be serviced.

ENVIRONMENTAL CONCERNS

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. 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 you and your family, 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 your home 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 then 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 as 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 toxigenic. 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 unvented 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 your home, 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 specific identification 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. 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. 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 be dispersed into the atmosphere. 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 Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

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 is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build 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.

If this residence, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our pre-inspection agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to $37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a home owner can be found at http://www.epa.gov/lead

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 within the contingency period.

CONCLUSION

CONCLUSION

558: - Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we 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 its power source, safety-film all non-tempered glass, ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches, regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors, and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We 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. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our 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 pool components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and pool and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us at 1-866-99-MAZZA or e-mail marc@mazzainspections.com 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 industry and to treat everyone with kindness, courtesy, and respect.