



Property Inspection Report

LOCATED AT:

XXX

PREPARED EXCLUSIVELY FOR:

XXX

INSPECTED ON:

Thursday, February 26, 2015

10:00 AM



Inspector, Marc Mazza
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.

EXTERIOR

Electrical

EXTERIOR RECEPTACLES

s-1: - The front porch, north side, east side rear, south side, upper deck ground-fault protected outlets did not trip or are not protected upon test. The receptacles are suggested to be repaired or replaced as necessary.

ROOF

CLAY TILE OBSERVATIONS

s-2: - There were cracked 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.

GARAGE

FIREDOOR

s-3: - The self closing device that is installed onto the door leading into the house from the garage needs adjustment to properly operate and completely close the door.

ELECTRICAL

SUB-PANEL

SUB-PANEL C

CIRCUIT BREAKERS

s-4: - The sub panel box is over fused (fuse or breaker is too large for wire size). The ampacity of a wire is based on the temperature rating of its insulation. Therefore, and according to this rule, the breaker size in this situation is 60 amps and the conductor size is 8 AWG. This is incorrect and according to this NEC rule, this make up is considered over fused.* Under limited circumstances, such as motor circuits and HVAC equipment, the amperage rating under these conductors may be higher based on section 310.16 of the National Electric Code.

INTERIOR ELECTRICAL

LUMINARIES

s-5: - The ceiling lights installed in the second floor south bedroom bathroom does 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-6: - Ungrounded three prong receptacles was/were identified in the first floor south bedroom closet. In many cases, the original two prong receptacle was replaced with the new three prong type without adding a grounding conductor or grounding to the metal junction box (if applicable). Or in a modern house, the grounding conductor is not attached to the receptacle (providing the conductor is present). The receptacles should be upgraded to include grounding conductors where necessary and all wet areas by GFI protection.

INTERIOR

WINDOW SCREENS

s-7: - There are window screens missing from multiple windows in the house. Some of these 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.

KITCHEN

GARBAGE DISPOSAL

s-8: - The wire clamp is missing from the disposal unit under the secondary kitchen sink. Replacement is recommended.

BATHROOMS

Second Floor South Bathroom

BATHTUB

s-9: - 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.

Basement Bathroom

SHOWER

s-10: - The shower pan was tested and was observed leaking. Repairs are suggested at the pan so the shower enclosure may function properly. Further assessment is advised.

ATTIC

FACTORY-BUILT CHIMNEY FLUE AND FIRE-STOP

s-11: - The chimney fire-stop spacer, which is required to surround factory built chimney flues on the floor of an attic, is incomplete or missing and should be sealed completely around the perimeter of the flue vent. This component is designed to isolate flames from the oxygen-rich atmosphere of an attic, and thereby inhibit the spread of flames, and should be repaired.

HEATING

Second Floor South

VENTING AND DRAFT HOOD

s-12: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.

Basement

HEATING SYSTEM OBSERVATIONS

s-13: - While conducting the inspection of the gas furnace, the unit was short cycling. This is to say, that the furnace was operational only briefly and then without notice, the unit shuts off. There are common causes for a burner short cycling: excessive dirt, overheating or cycles on the high limit, the furnace cycling rate is set to short or supply air blowing directly onto the thermostat. Without a more in depth evaluation, we cannot confirm the cause of this issue. Therefore, the unit should be serviced by a professional HVAC contractor.

VENTING AND DRAFT HOOD

s-14: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.

First Floor South

VENTING AND DRAFT HOOD

s-15: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.

First Floor North

VENTING AND DRAFT HOOD

s-16: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.

Second Floor North

VENTING AND DRAFT HOOD

s-17: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.

Table of Contents

DISCLOSURE.....	1
GENERAL INFORMATION.....	3
GROUNDS.....	3
EXTERIOR.....	9
STRUCTURAL.....	19
ROOF.....	21
PLUMBING.....	24
GARAGE.....	33
ELECTRICAL.....	35
INTERIOR.....	51
LAUNDRY.....	62
KITCHEN.....	64
BATHROOMS.....	66
ATTIC.....	76
HEATING.....	81
AIR CONDITIONER.....	88
POOL / SPA.....	95
ENVIRONMENTAL CONCERNS.....	101
CONCLUSION.....	103

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 west.

PRESENT AT INSPECTION

2: - Client(s), Buyer's Agent

TYPE OF RESIDENCE / LEVELS

3: - The residence is a single family residence and has three levels.

AGE OF STRUCTURE / YEAR BUILT

4: - 2009

UNOFFICIAL SQUARE FOOTAGE

5: - 8476 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

ADDITIONAL NOTES

12: - The elevator, central vac, barbecue, wine cooler and fountain are not included in this inspection.

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

13: - The flatwork material consists of concrete.

DRIVEWAY COMMENTS

14: - Cracks were noted at the driveway. This implies that movement and or settlement has occurred, which is typical with concrete slabs. Sealant is recommended on the driveway to prevent further damage and should be performed on a regular basis to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if the buyer so chooses, or if any sign of significant movement is observed.

15: - Areas of the driveway surface have settled. These areas are suggested to be addressed as necessary by the appropriate trade or craftsman.



16: - There is efflorescence, or salt-crystal formations, at various points on the driveway. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance unless substantial loss of material has occurred.

17: - The driveway has moisture staining, which may indicate ponding or poor drainage. In time, this condition can accelerate the wear and deterioration of the concrete. Moisture should always run away from the structure.



Walkways

WALKWAY MATERIAL

18: - The flatwork material consisted of concrete and stone.

WALKWAY COMMENTS

19: - The sidewalks show evidence of moisture staining as well as standing water, which may indicate chronic ponding or poor drainage. In time, this condition can accelerate the wear and deterioration of the sidewalk.



Porch

PORCH MATERIAL

20: - The flatwork material consisted of stone.

PORCH COMMENTS

21: - The visible portions of the porch were observed to be in good condition at the time of the inspection.

NOTE: Sub surface drainage is not within the scope of this inspection.

22: - 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.



Patios

South Side

PATIO

23: - The patio material(s) consist of concrete.

24: - Cracks were noted at the patio(s). This implies that movement, such as settlement, has occurred. Sealant is recommended on the patio cracks to prevent further damage. This should be performed to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if any sign of more significant movement is observed.

25: - The patio surface shows signs of poor drainage or ponding judging by the stains present. Standing water poses a threat to the interior wood framing through the foundation weep screed if the wall is equal or lower than the slab. We recommend monitoring the drainage of the patio when moisture is present. Repairs may include the installation of drains.



East Side

PATIO

26: - The patio material(s) consist of concrete.

27: - The visible portions of the patio surface(s) were observed to be in generally good condition at the time of the inspection. NOTE:a) Sub surface drainage is not within the scope of this inspection. b)Other issues may exist and be reported on within this section.

Decks

DECK

28: - The location of this deck is east.

29: - The deck material consists of tile.

TILE DECK SURFACE

30: - The deck surface was in acceptable condition.

MASONRY PARAPET WALLS

31: - Cracks were observed at the masonry clad parapet walls at the deck. The cracks are suggested to be serviced which may include sealing or parging of the crack to prevent moisture intrusion.



Gates

GATE MATERIALS

32: - The gates are constructed in wrought iron.

GATES

33: - The gate(s) that were tested were observed to be in generally good condition at the time of the inspection.

34: - The electric gate was inoperable and therefore not tested at the time of the inspection.

POOL GATE BARRIER

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

Fencing

BLOCK WALL

36: - The walls consist of slump stone and CMU blocks that are stone / stucco clad, which may or may not, possess solid grouted cells or rebar.

37: - Deterioration of the blocks in the block wall was noted at the time of the inspection. The wear may have been the result of over spray from the sprinkler system or moisture from the adjacent yard.



38: - The block wall located at the pool equipment is cracked where attached to the structure.



39: - There is grout missing from in between the stone facing located at the front wall. Improvements are recommended.



WROUGHT IRON FENCING

40: - 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.



41: - The wrought iron fencing is detached from the block wall at the east side of the rear yard.



42: - The front wrought iron fence is loose at the footing when pressed upon. Additional stability is suggested.



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

43: - The walls are clad with stucco or plaster in a smooth finish. We further noted that the finish was cracked in multiple areas around the perimeter of the structure as well as having "Pitts". The cracking may be the result of many things but commonly is related to the manner in which the materials were applied, the conditions under which the materials were applied or the lack of proper preparation of the materials. A professional masonry contractor is, however, the individual who may offer a definitive explanation as to the reason for this cracking.



44: - Moisture staining was observed on the exterior stucco walls under the eave. It is possible that the water is passing behind the fascia, under the gutter (if installed) or eave board, however, this is merely speculation. It may also be runoff from the roof. Without a calibrated water test there is no way to determine from where these stains derived.



45: - The exterior stucco walls appear to show signs of wear which appear to be caused by sprinkler spray. It is recommended that the sprinklers be pointed away from the structure to reduce damage to the structure as a result.



PENETRATIONS

46: - There is missing stucco (holes, openings, missing covers, chips) noted at the exterior wall of the house. These openings may allow moisture to enter into the structure resulting in possible damage to interior wood framing members. In addition, openings in the stucco may also allow pests to enter and should be sealed as preventative maintenance.



Siding

STONE SIDING

47: - The siding materials installed were in generally good condition with typical wear and tear noted where viewed.

48: - The sprinklers are suggested to be redirected away from the building to prevent deterioration.



Trim

TRIM MATERIALS

49: - The trim material is wood.

TRIM OBSERVATIONS

50: - 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.



Gutters

GUTTER MATERIAL

51: - 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

52: - The visible portions of the drainage system (gutters and downspouts) were observed to be in good condition (except otherwise noted) at the time of the inspection. Subsurface drainage is not tested. Regular maintenance is suggested, which consists of cleaning the gutters for proper flow.

DOWNSPOUTS

53: - The gutter downspouts appear to be in acceptable condition. Other issues may exist and commented on in this downspout section.

Electrical

EXTERIOR RECEPTACLES

54: - 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.



55: - There are exterior receptacles that are loose where attached to the wall.

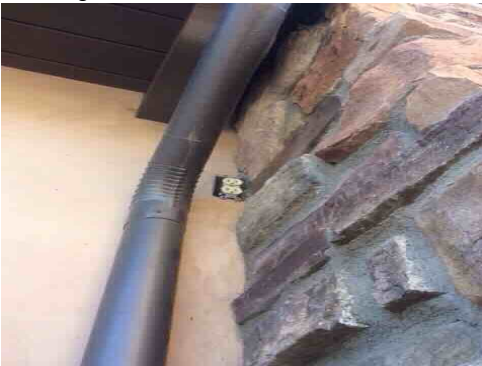


56: - Sealant is recommended around the exterior cover plates to wall connections.

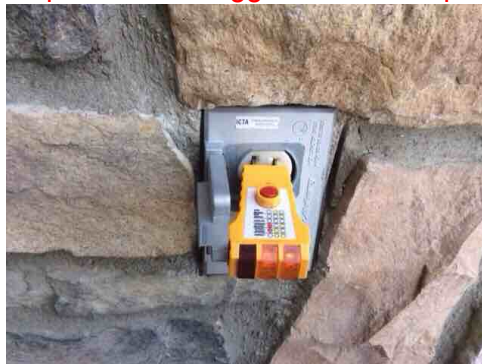




57: - There are receptacles at the deck that are missing their exterior cover plate(s). These special type cover plates are designed to keep moisture out of the receptacle replacement of these covers is suggested - NEC 2014 §406.9.



58: - The front porch, north side, east side rear, south side, upper deck ground-fault protected outlets did not trip or are not protected upon test. The receptacles are suggested to be repaired or replaced as necessary.





EXTERIOR LUMINARIES & SWITCHES

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



60: - The garage carriage exterior lights which were believed to have been tested, failed to operate. In many cases, the bulb is usually blown, however, it is recommended that the bulb be replaced and the fixture be tested for proper operation prior to the close of escrow.



61: - The south side exterior light, failed to operate by the switch. In many cases, the bulb is usually blown, however, it is recommended that the bulb be replaced and the fixture be tested for proper operation.



62: - There are exterior light fixtures that are loose at their attachment at the time of the inspection.

63: - There were exterior light switches (rear) that were tested but failed to operate any component. In many cases with lights, the bulb is usually blown, however, it is recommended that the bulb be replaced and the fixture be once again checked for proper operation prior to the close of escrow.



64: - There are bulbs in the front porch exterior lights that appear to be blown. Replacing the bulbs is recommended.

65: - The light fixture outside the second floor south bedroom is damaged and in need of repair.



EXTERIOR WIRING & CONDUIT

66: - The east rear side junction box has a knock out which is suggested to be covered for protection.



67: - The junction box observed at the front west side is suggested to be better sealed at its connection to the building.

EXTERIOR CEILING FANS

68: - The east exterior ceiling fan was not operational when tested. For additional information or an explanation regarding this condition, we suggest the buyer attempt to contact the current occupants or owners for specific details or perform other tests to rule out any latent defects.



Hose Bibs

HOSE BIBS

69: - The hose bibs tested appear to be in operational condition where accessible and tested (except where noted otherwise).

Irrigation

IRRIGATION

70: - 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.

71: - 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.

SPRINKLER HEADS

72: - 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.

Barbecue

BARBECUE

73: - The barbecue structure appears to possess wood within the structure, which is not suggested as wood represents a potential combustion hazard. The gas barbecue is not within the scope of the inspection and was not tested.



74: - We Observed cosmetic damage to the barbecue vent but the unit remains functional. We further observed a "nest" within the ventilation fan.



Fountain

FOUNTAIN

75: - The fountains and pumps are not within the scope of the inspection, and therefore, not inspected or tested. Water features represent a potential hazard which we cannot endorse or condone. We do, however, suggest the buyer ensure that the pump be installed with a GFI circuit as well as ensuring that all gates and doors leading to the rear yard are provided with self-closing hinges and that any metallic component within 5 feet of the water be bonded in accordance to building standards. Fountains which are constructed in concrete may represent a hazard to small children due to weight. It is strongly suggested to ensure the fountains are properly secured for safety.



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

76: - The framework appears to be constructed from wood and block CMU or concrete stem walls (basement). 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 framing or many and smaller called light-frame construction (light framing) including balloon, platform and light-steel framing. 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.

Concrete masonry can be used as a structural element in addition to being used as an architectural element. UngROUTED, partially grouted, and fully grouted walls are the different types of walls allowed. Reinforcement bars can be used both vertically and horizontally inside the CMU to strengthen the wall and results in better structural performance. The cells in which the rebar is placed must be grouted for the bars to bond to the wall. For this reason, high seismic zones typically only allow fully grouted walls in their building codes.

FOUNDATION TYPE

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

CONCRETE SLAB

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

79: - 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.

80: - 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.

81: - On the exterior, there are no visible cracks or damage that would indicate an issue with the foundation. In the interior, the slab was not visible due to carpet and /or other various types of floor coverings. At the time of the inspection, the entire footing may not have been visible due to various factors.

ROOF FRAMING

82: - The roof structure is comprised of rafters and joists.

83: - The framing for the roof structure appears to be in generally good condition where visible. It should be noted that not all of the attic framing is accessible or visible.

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 personnel, 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

84: - 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.

METHOD OF EVALUATION

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

ROOF AGE

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

ROOF TYPE

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

FLASHINGS & VENT TERMINATIONS

88: - 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.

CLAY TILE OBSERVATIONS

89: - 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.

90: - There were cracked 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.



91: - There is debris in some of the cricket areas that should be removed to ensure proper drainage.



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.

MAIN SERVICE

LOCATION

92: - The water main shutoff is located at the front of the structure.

MATERIAL AND SIZE

93: - The main water supply material is copper only where the material is visible.

94: - The size of the main supply line is 2".

MAIN SERVICE

95: - The water main from our vantage, in appearance, looks serviceable with no leaking or excessive corrosion noted. The shutoff valve is not tested via turning the handle during the inspection.

REGULATOR

96: - There is a pressure regulator present.

WATER PRESSURE

97: - The water pressure when taken from the exterior, is typically taken from a hose bib which we believe is regulated because it's connected to the building. Most regulated hose bibs are directly connected to or from the structure. If we take the pressure from the interior, we will typically take the measurement from the laundry area when and only if available. Furthermore, it's common to have unregulated hoses bibs with water pressures that exceed 100 PSI.

98: - As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi) it would be wise to (install) or adjust the pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. The water pressure was taken from the nearest accessible hose bib or at the laundry.

Note: We cannot determine which hose bibs are regulated and which are not regulated.



PRESSURE RELIEF VALVE

99: - There was no PRV on the main water service as in accordance with many local authorities having jurisdiction. There may, however, be a pressure relief valve at the water heater.

MAIN SUPPLY GENERAL COMMENTS

100: - We noticed a back flow device installed onto the main service. It is not tested as it is not within the scope. The back flow device is suggested to be tested annually.



101: - A loop is present and installed at the main water supply for a soft water system.

SUPPLY PIPING

COPPER

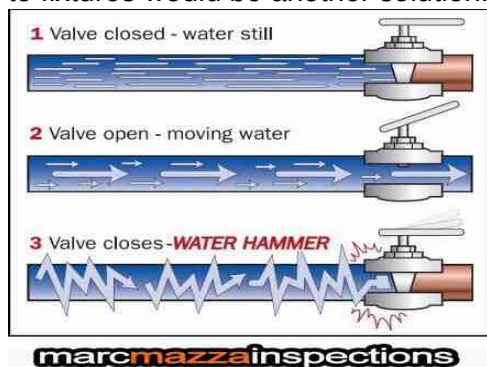
102: - The visible water supply lines appear to be copper.

COPPER SUPPLY PIPING

103: - 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.

104: - Water hammer, or noisy piping, was observed when one or more fixtures were tested. Over time, and with severe water hammering, this condition may influence the integrity of pipe connections. Water hammering is a condition occasioned by the sudden stopping of water flow in a pipe resulting in a pressure wave that impacts upon closed valves. Closing valves and faucets slowly is one approach to avoiding water hammering. Better securing pipes (where possible) and installing air chambers (shock absorber) at the risers to fixtures would be another solution.



105: - There were connections of copper and dissimilar metals in the attic. The two metals should be separated as they can conduct electrolysis which corrodes the metals.



106: - Surface corrosion was observed at the copper piping. This is a condition that should be monitored for further corrosion and possible leakage. Future repairs may ultimately be necessary if leaking is discovered. There was no active leaking at the time of the inspection.

DRAIN, WASTE & VENTS

GENERAL OBSERVATIONS DWV

107: - 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 roofer 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.

108: - 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.

109: - 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.

SUMP SYSTEM

110: - No test

FUEL SUPPLY

FUEL TYPE

111: - The fuel type is natural gas.

FUEL METER LOCATION

112: - The gas main shut-off is located on the side yard.

FUEL METER OBSERVATIONS

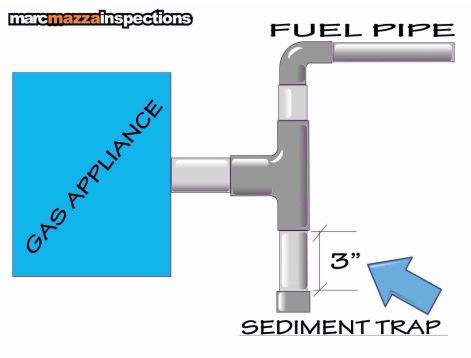
113: - The fuel meter is installed and was observed to be in satisfactory condition. All of the fuel lines installed were not visible for inspection.

SEISMIC SHUTOFF

114: - The gas main does not have a seismic shut-off valve which is recommended only as an improvement.

FUEL PIPING

115: - 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

116: - 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

System A

WATER HEATER LOCATION

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

WATER HEATER CAPACITY

118: - The capacity of the water heater unit is 75 gallons.

ESTIMATED WATER HEATER AGE

119: - The approximate age of the water heater is 2009. The typical life span of a water heater is approximately 10 to 12 years.

WATER HEATER OBSERVATIONS

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

121: - There is a hot water circulator installed, however, testing the unit for operation is not within the scope of the inspection.



WATER HEATER FUEL

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

WATER HEATER TPR AND DRAIN

123: - 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.

WATER HEATER BASE

124: - The water heater base is functional.

125: - The water heater should be located in an area where leakage of the tank or connections will not result in damage to the area adjacent to the water heater or to floors of the structure. Due to the normal corrosive action of the water, the tank will eventually leak after an extended period of time. It is recommended that a suitable drain pan be installed under the water heater. This pan is to protect the property from damage which may occur from normal condensate formation on the tank or leaks in the tank and pipe connections. The pan must limit the water level to a maximum depth of 2-1/2 inches and be two inches wider than the heater and piped to an adequate drain. Locate the water heater near a suitable indoor drain. Outside drains are subject to freezing temperatures which can obstruct the drain line. The piping should be at least 3/4 inch and pitched for proper drainage.



WATER HEATER STRAPS

126: - The water heater lower strap is too close to the gas controls. In accordance of the Department of General Services Division of the State Architect and the California plumbing code, the water heater straps must maintain a 4 inch clearance from the gas controls at the lower strap.

Code Reference CPC 508.2

Strapping shall be at a point within the upper 1/3 and the lower 1/3 of the water heater's vertical dimensions. At the lower point, a minimum distance of four (4) inches shall be maintained above the controls to the strap.



WATER HEATER VENT

127: - The water heater vent pipe (that is accessible and visible) is in serviceable condition.

WATER HEATER DRAIN

128: - 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

129: - 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

130: - The combustion chamber is clean, and there is no evidence of a leak.

System B

WATER HEATER LOCATION

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

WATER HEATER CAPACITY

132: - The capacity of the water heater unit is 75 gallons.

ESTIMATED WATER HEATER AGE

133: - The approximate age of the water heater is 2009. The typical life span of a water heater is approximately 10 to 12 years.

WATER HEATER OBSERVATIONS

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

WATER HEATER FUEL

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

WATER HEATER TPR AND DRAIN

136: - 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.

WATER HEATER BASE

137: - The water heater base is functional.

138: - The water heater should be located in an area where leakage of the tank or connections will not result in damage to the area adjacent to the water heater or to floors of the structure. Due to the normal corrosive action of the water, the tank will eventually leak after an extended period of time. It is recommended that a suitable drain pan be installed under the water heater. This pan is to protect the property from damage which may occur from normal condensate formation on the tank or leaks in the tank and pipe connections. The pan must limit the water level to a maximum depth of 2-1/2 inches and be two inches wider than the heater and piped to an adequate drain. Locate the water heater near a suitable indoor drain. Outside drains are subject to freezing temperatures which can obstruct the drain line. The piping should be at least 3/4 inch and pitched for proper drainage.



WATER HEATER STRAPS

139: - The seismic straps appear to have been installed to meet minimum building standards.

140: - The water heater lower strap is too close to the gas controls. In accordance of the Department of General Services Division of the State Architect and the California plumbing code, the water heater straps must maintain a 4 inch clearance from the gas controls at the lower strap.

Code Reference CPC 508.2

Strapping shall be at a point within the upper 1/3 and the lower 1/3 of the water heater's vertical dimensions. At the lower point, a minimum distance of four (4) inches shall be maintained above the controls to the strap.



WATER HEATER VENT

141: - The water heater vent pipe (that is accessible and visible) is in serviceable condition.

WATER HEATER DRAIN

142: - 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

143: - 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

144: - The combustion chamber is clean, and there is no evidence of a leak.

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

145: - Garage interior permanent mounted cabinets block the view of the garage walls and floor. Additionally, the cabinets are not entered or tested. The interior of the cabinets are beyond the scope of this inspection.

NUMBER OF VEHICLES

146: - The garage was constructed to house 4 vehicles

SLAB

147: - The visible portions of the garage slab are in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence of expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

FIREWALL

148: - The garage firewall / ceiling that was visible, was observed to be in satisfactory condition, unless otherwise noted.

149: - There are recessed lights installed into the fire separation ceiling within the garage. This ceiling is suggested to be maintained with no penetrations except for those rated for such an installation.



WALLS AND CEILING

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

VENTILATION

151: - 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

152: - The self closing device that is installed onto the door leading into the house from the garage needs adjustment to properly operate and completely close the door.

SIDE EXIT DOOR

153: - The exterior man door is functional.

VEHICLE DOOR TYPE

154: - The main garage vehicle doors are the roll up type.

VEHICLE DOOR A

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

VEHICLE DOOR B

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

AUTOMATIC OPENER A

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

158: - 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

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

160: - 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

161: - GFCI (Ground Fault Circuit Interrupter) is recommended to be installed at all of the garage receptacles as a safety upgrade. This would serve as protection for individuals using electrical appliances or machinery - NEC 2014 §210.8.

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

163: - There were light switches present for which the inspector could not determine what they energize. Further evaluation is recommended.



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

GENERAL COMMENTS

164: - The lock or tag is missing from the electric meter or service entrance panel cover. It is suggested that the local utility company be contacted for replacement. The tag may suggest work was performed within the main service panel for example, a new main breaker may have been added.



SERVICE LOCATION

165: - The main service equipment panel is located on the south side of the building.

UNDERGROUND SERVICE

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

SERVICE PANEL COVER

167: - The main panel cover was observed to be in good condition at the time of the inspection.

DEAD FRONT COVER

168: - The main dead front cover was observed to be in good condition.

SERVICE SIZE

169: - The residence is served by a 400 amp, 240 volt panel.

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

WIRING METHODS

171: - The service wiring appears to be via feeder bar and the branch wiring appears to be copper.

INFRARED

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

CIRCUIT BREAKERS

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

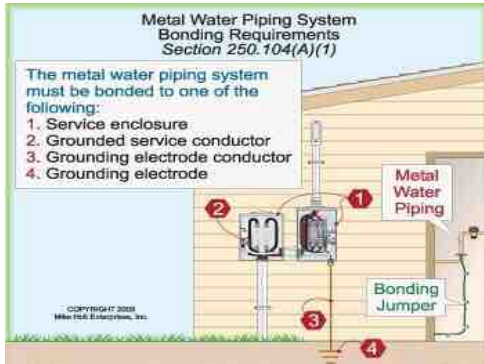
174: - The AFCI disconnects were functional when tested.

PANEL WIRING

175: - The wiring within the panel board appears typical.

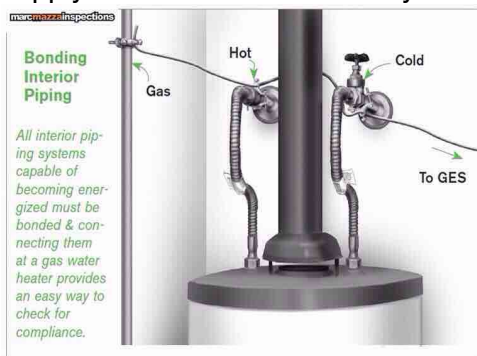
EQUIPOTENTIAL BONDING

176: - What is metal water pipe bonding? Section 250.104(A) of the NEC (National Electric Code) requires a metallic piping system installed in or attached to a building to be bonded back to the electrical service. To remove dangerous voltage on metal parts from a ground fault, electrically conductive metal water piping, metal fire sprinkler piping, metal gas piping or other metal piping systems as well as any metal structural members that are likely to become energized must be bonded to an effective ground fault current path. [250.4(A)(4)]. The main purpose of this bond is to ensure that the metal water pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal pipe becomes energized.



177: - 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.



WIRING TYPE

178: - 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.

GROUNDING SYSTEM

179: - The second GEC / GES was not accessible to verify.



SUB-PANEL

SUB-PANEL A

SERVICE LOCATION

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

SERVICE PANEL COVER

181: - The panel cover was observed to be in good condition at the time of the inspection.

DEAD FRONT COVER

182: - The dead front cover was observed to be in good condition.

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

184: - The screws in the main dead front cover are pointed and is suggested to be replaced with a blunted type.

SERVICE SIZE

185: - The residence is served by a 200 amp, 240 volt panel.

186: - The panel rating is not to exceed 200 amps

WIRING METHODS

187: - The service wiring appears to be aluminum and the branch wiring appears to be copper.

188: - Anti-oxidant is recommended at the aluminum wiring connections as regular maintenance thus, reducing the possibility of deterioration of the aluminum conductors, which is common in this material. Monitoring this wiring is suggested to be performed on a regular basis.

INFRARED

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

CIRCUIT BREAKERS

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

191: - 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 deenergized during maintenance or fault.

PANEL WIRING

192: - The wiring within the panel board appears typical.

WIRING TYPE

193: - 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

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

SUB-PANEL B

SERVICE LOCATION

195: - The sub-panel is located in the basement.

DEAD FRONT COVER

196: - The dead front cover was observed to be in good condition.

SERVICE SIZE

197: - The residence is served by a 100 amp, 240 volt panel.

198: - The panel rating is not to exceed 125 amps.

WIRING METHODS

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

INFRARED

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

CIRCUIT BREAKERS

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

PANEL WIRING

202: - The wiring within the panel board appears typical.

WIRING TYPE

203: - 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

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

SUB-PANEL C

SERVICE PANEL COVER

205: - The panel cover was observed to be in good condition at the time of the inspection.

DEAD FRONT COVER

206: - The dead front cover was observed to be in good condition.

SERVICE SIZE

207: - The residence is served by a 100 amp, 240 volt panel.

208: - The panel rating is not to exceed 125 amps.

WIRING METHODS

209: - The service wiring appears to be aluminum and the branch wiring appears to be copper.

210: - Anti-oxidant is recommended at the aluminum wiring connections as regular maintenance thus, reducing the possibility of deterioration of the aluminum conductors, which is common in this material. Monitoring this wiring is suggested to be performed on a regular basis.

INFRARED

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

CIRCUIT BREAKERS

212: - The sub panel box is over fused (fuse or breaker is too large for wire size). The ampacity of a wire is based on the temperature rating of its insulation. Therefore, and according to this rule, the breaker size is in this situation is 60 amps and the conductor size is 8 AWG. This is incorrect and according to this NEC rule, this make up is considered over fused.* Under limited circumstances, such as motor circuits and HVAC equipment, the amperage rating under these conductors may be higher based on section 310.16 of the National Electric Code.



213: - The AFCI breakers were functional, however, we noted that upon testing the disconnects we found that the ceiling lights and closet receptacles were still operational / energized. Improvements are recommended and should be carried out by a qualified licensed individual.

PANEL WIRING

214: - There is exposed wiring that was not properly terminated or is loose in the panel. Wires should be properly terminated with wire nuts to prevent the possibility of contact with other wiring inside the panel.



PANELBOARD BOND

215: - We observed a direct connection of the ground bus to case (bond) connection.

WIRING TYPE

216: - 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.

INTERIOR ELECTRICAL

GENERAL COMMENTS

217: - It should be noted that at the time of the inspection, a majority of the residence was occupied and / or furnished and as a result, we were unable to locate and test a majority of the receptacles. Personal belongings and furniture may have blocked these areas.

218: - The closets and the ceiling lights in the bedrooms do not appear to be AFCI protected according to current building code. Further evaluation is recommended by a licensed electrician.

DOORBELL

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

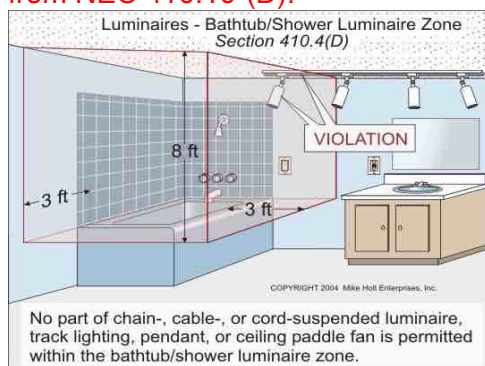
LUMINARIES

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

221: - There were multiple light bulbs that were tested but failed to operate in various locations within the residence (south entrance hallway, second floor 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.

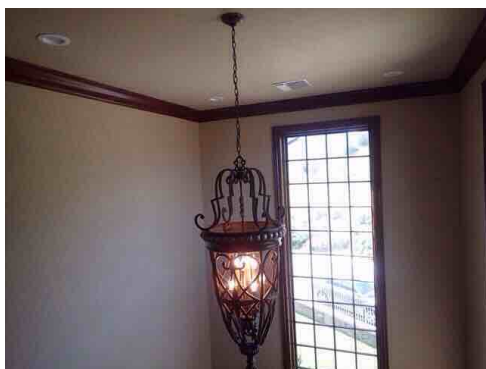
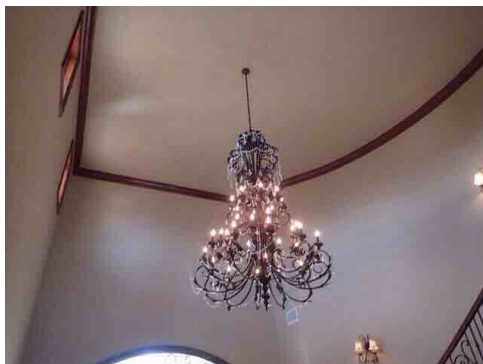
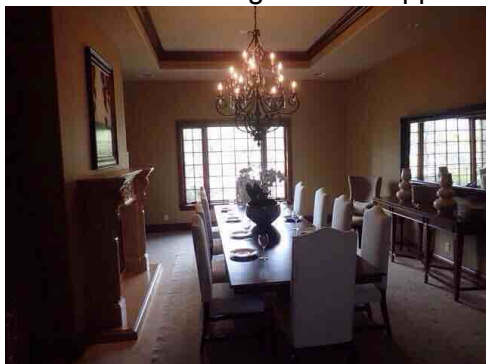
222: - The ceiling lights installed in the second floor south bedroom bathroom does not possess a wet type fixture trim kit and appeared to be installed within the 8 x 3 shower spray zone of the shower enclosure. For some older structures, this may not have been a code requirement, however, improvements 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).



223: - The light fixtures pictured, appear 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.



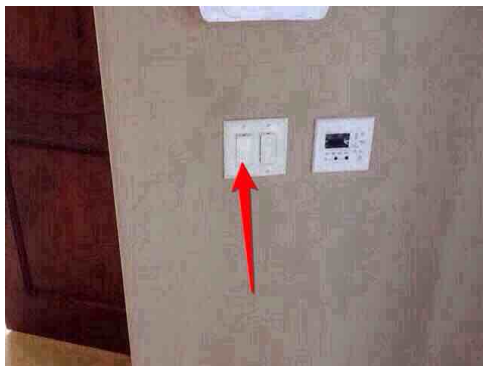
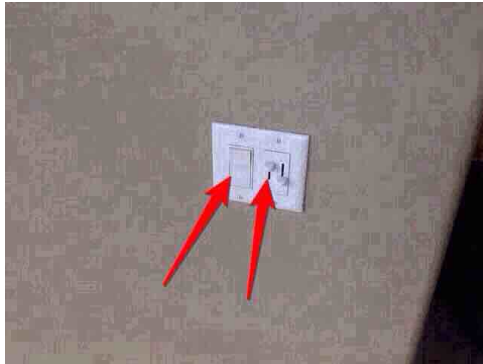
224: - There is under cabinet lighting which has been added in the kitchen. The wires are subject to physical damage and should be run through conduit for protection.



225: - The wall lights in the first floor stairwell are loose and should be better secured.

SWITCHES

226: - The inspector was unable to determine the function of multiple light switches, throughout the house (first floor south bedroom, family room, formal living room, office, front entry, kitchen, formal dining room, gym, wine room, second floor northwest bedroom, northeast bedroom, second floor south bedroom). Switches may energize either a ceiling light fixture, capped ceiling box, 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.





227: - The switch in the exterior bathroom seemed somewhat complex. We were unable to figure out exactly how/what it operates. One of the switches may operate the light outside the door that appears to have a blown bulb. Further assessment is advised.



228: - We did not test the switch that operates the chandelier lift in the front entry, as the label advises.



RECEPTACLES

229: - 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.



230: - 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.

231: - 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.

232: - 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.



233: - 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.

234: - Ungrounded three prong receptacles was/were identified in the first floor south bedroom closet. In many cases, the original two prong receptacle was replaced with the new three prong type without adding a grounding conductor or grounding to the metal junction box (if applicable). Or in a modern house, the grounding conductor is not attached to the receptacle (providing the conductor is present). The receptacles should be upgraded to include grounding conductors where necessary and all wet areas by GFI protection.



235: - The outlet on the east wall in the laundry room is loose and should be better secured for safety.



236: - There is a gap in the drywall around the cover plate under the stairwell in the basement. Improvements are suggested.



237: - There is a receptacle in the second floor south bedroom closet that is blocked by shelving.



238: - The receptacle at the kitchen island is installed under a countertop that overhangs too far according to current building standards. The countertop should not extend more than 6 inches past the cabinet. Improvements are recommended.

239: - The receptacle in the first floor south bedroom closet is blocked by shelving, which makes it difficult to access.

CEILING FANS

240: - 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 warranties.

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



CEILING FAN LIGHTS

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

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

243: - The residence was occupied, furnished and / or filled with personal belongings at the time of the inspection. We do not move personal belongings or furniture. As a result, many areas within the structure were not accessible for inspection.

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



245: - The laundry chute door in the second floor north bedroom is damaged. Repair/replacement is recommended.



246: - The wine cooler is not within the scope of this inspection.

247: - The elevator is not within the scope of this inspection.

ENTRANCE DOOR

248: - The front entry door is functional.

249: - The front door is functional but it is not weather sealed.



250: - There is no hole drilled into the floor for the bottom flush bolt on the stationary entrance door. Drilling a hole is recommended to ensure the door properly latches.



ENTRY DOOR HARDWARE

251: - The sill plate at the entrance door is suggested to be better sealed.



INTERIOR DOORS

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

253: - There are interior door(s) which rubbed at the frame (first floor south bedroom closet, second floor northwest bedroom and closet). This may be indicative of a door opening which is not square or in need of adjustment. The reasons for this can range from a result of seismic activity, settlement or improper installation. Further evaluation may be necessary to determine the exact cause of this occurrence.

254: - The pocket door in the second floor common bathroom rubs the frame when tested. Improvements are recommended.



INTERIOR DOOR HARDWARE

255: - The interior doors at the office and the second floor north bedroom failed to properly latch when tested. Minor repairs are usually conducted to improve this defect.

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

257: - There are loose hinge pins that should be secured to ensure proper operation of the doors.



258: - There hinges missing from the double doors in the second floor south bedroom. Improvements are recommended.



259: - We observed screws missing from some of the door hinges. Installing the missing screws is suggested to ensure proper operation of the doors.



CLOSET OBSERVATIONS

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

SLIDING GLASS DOORS

261: - 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.

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

FRENCH DOORS

263: - The French doors are in acceptable condition. Other individual conditions may exist in various doors and noted herein.

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

265: - The French door in the second floor loft rubs the sill when tested. Improvements are recommended.

FRENCH DOOR HARDWARE

266: - The handle is loose on the French door in the second floor north bedroom and should be secured.

267: - The hardware for the French doors is worn/difficult to operate. Improvements are recommended for proper operation.

MAN DOORS TO EXTERIOR

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

269: - 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.

270: - The south exterior man door in the dining room is difficult to latch. Adjustments are necessary in order for the doors to properly latch.

WINDOW MATERIAL & TYPE

271: - 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.

272: - The windows are constructed of aluminum and wood.

273: - 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

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

275: - There are window frames that are damaged in the office. This appears to be only of cosmetic concern.



WINDOW SCREENS

276: - There are window screens missing from multiple windows in the house. Some of these 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.

277: - The majority of the window screens are missing.

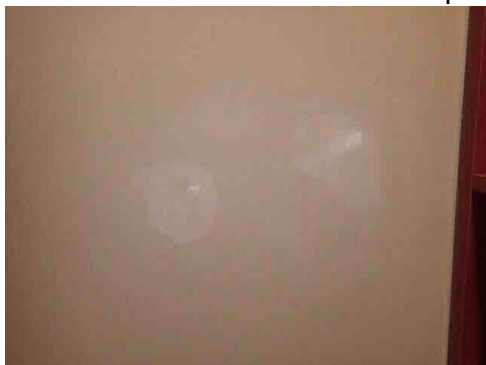
278: - Some of the window screens are damaged/difficult to operate. Repairs are recommended.

WALLS

279: - The general condition of the walls, which were visible and accessible, were observed to be in good condition.

280: - The interior walls were not completely visible for inspection due to the personal belongings, furniture or storage blocking full view.

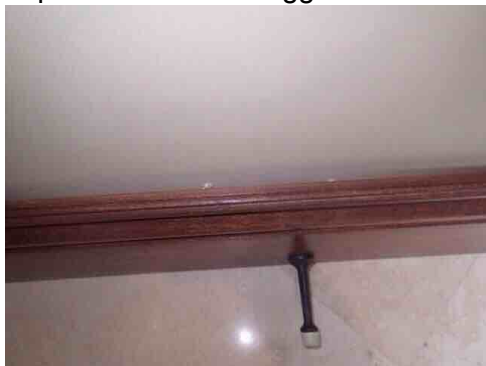
281: - Evidence of prior repairs / patching was observed at the interior walls. Further investigation may be desirable as to the reason for the patching / repairs.



282: - Damaged drywall was noted under the basement stairwell and in the theater room. Repairs are recommended and should be conducted by a professional contractor.



283: - We observed baseboard throughout the residence that appears to be loose/separating from the wall. Improvements are suggested as this is only a cosmetic concern.



CEILING

284: - 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.

285: - We observed what appears to be peeling/loose drywall tape in the formal dining room. Repairs are suggested.



FLOORING

286: - The interior floors were not completely visible for inspection due to personal belongings, floor coverings, furniture or storage which is blocking full view. Once these items are removed, verification of the condition of the flooring is recommended.

287: - The interior flooring appeared to be in generally good condition with signs of typical wear.

288: - 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.

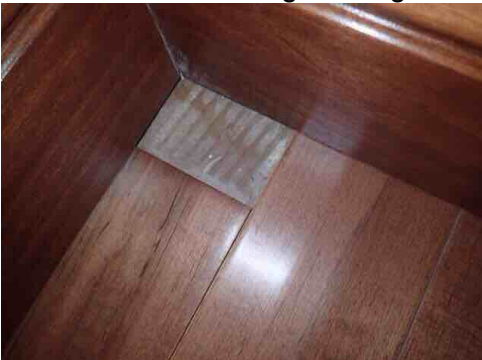
289: - We cannot determine what substrate if any, was used under the tile flooring added. Typically, tile flooring will get a solid masonry like substrate prior to tile.

290: - The tile installed sounded hollow in areas when it was tested. There are a few reasons for this condition, but the most common is the lack of consistency with the thin set under the tile.

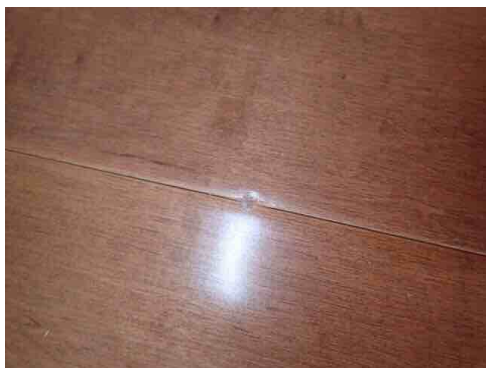
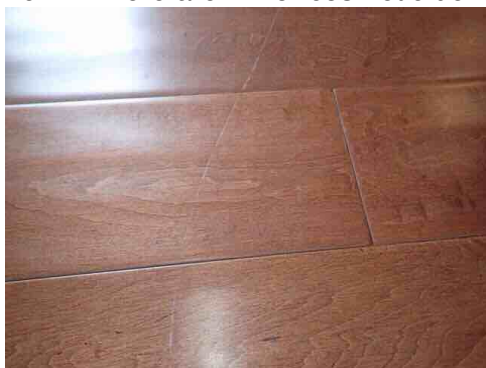
291: - Loose wood flooring was noted in the loft. The materials are suggested to be secured for safety.

292: - We observed various open seams or connections at various connections within the wood flooring. This may be the result of the flooring having not been secured into one another tightly during the installation or excessive expansion / contraction. We recommend the further review, advice and services of a professional flooring expert.

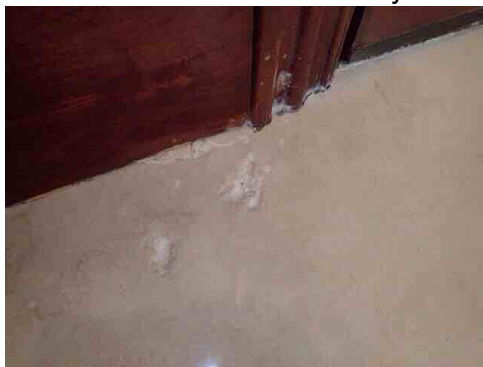
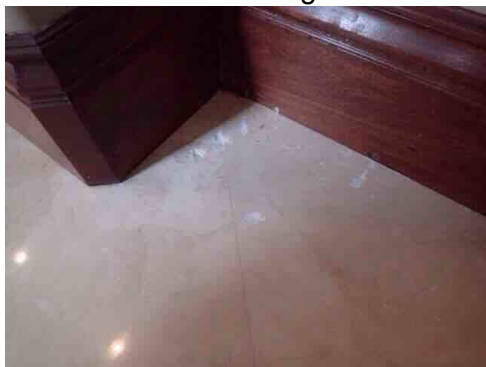
293: - There is flooring missing from the second floor northwest bedroom closet.



294: - There are minor cosmetic deficiencies in the flooring at various locations of the house.



295: - There are damaged tiles in the north end of the first floor hallway.



296: - There is damaged baseboard/trim in the north end of the first floor hallway.



STAIR TREADS AND RISERS

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

298: - The stair treads emit squeaks that are indicative of loose boards, and are suggested to be serviced to reduce further wear.

299: - Cosmetic deficiencies were noted on the stair treads.

STAIR RAILING AND BALUSTERS

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

SMOKE ALARMS

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

302: - Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.



CARBON MONOXIDE DETECTORS

303: - 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".

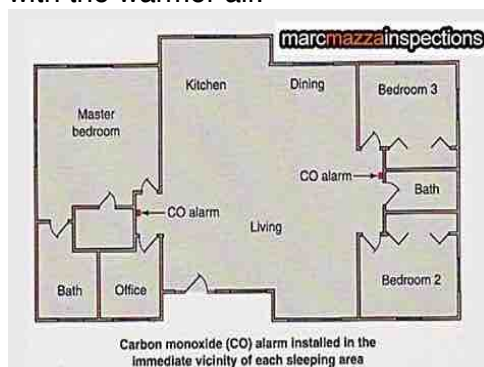
When carbon monoxide detectors were introduced into the market, they had a limited life span of 2 years. However technology developments have increased this and many now advertise 5 or even 6 years. Newer models are designed to signal a need to be replaced after that time span although there are many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



304: - The carbon monoxide detectors are in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

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

305: - The laundry area is located in an interior service area.

LAUNDRY PIPING - WATER AND WASTE

306: - 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.

307: - The plastic covers to the plastic boxes that house the water supply lines are missing and suggested to be replaced.



ELECTRICAL OUTLET 120 VOLT

308: - The 120 receptacles for the laundry components are in place but may not have been tested if there were appliances plugged in at the time of the inspection.

ELECTRICAL OUTLET 240 VOLT

309: - There is no 240 volt receptacle located at the laundry area.

GAS VALVE AND CONNECTOR

310: - The gas valves are present and are currently hooked up with shutoff valves. The valves are not tested.

DRYER DUCT

311: - The dryer vents are visible but are not tested for blockage. The vents are recommended to be cleaned and checked for potential blockage prior to the installation of a dryer unit.

312: - The dryer vent is damaged and suggested to be repaired. A reduction in volume may result or lead to a blockage or other serious safety concerns.



ROOM VENTILATION

313: - The exhaust fan in the laundry room is functional (and should extend to the exterior, which may not be visible to verify).

WASHING MACHINE PAN

314: - The installation of a "pan" under the washing machine is recommended as a preventative measure.

LAUNDRY SINK

315: - The laundry sink is functional.

316: - Corrosion was observed at the angle stop valve(s) located under the laundry room sink.

317: - The sink faucet is loose at the stem and should be secured.

COMBUSTION AND MAKE-UP AIR

318: - The installation of vents or a louver door at this location to accommodate make up / combustion air are necessary when the closet or room possess appliances which run on gas fuel or electric power.

CABINETS

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

320: - The cabinets are suggested to be better sealed to the wall.



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.

GENERAL COMMENTS

321: - The pasta filler was not tested and is therefore beyond the scope of this inspection.



COUNTER TOP MATERIALS

322: - The countertop materials consist of granite.

COUNTER TOP

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

324: - We grout missing from the kitchen backsplash. This is only a cosmetic concern.



KITCHEN SINK

325: - The kitchen sink is functional.

KITCHEN FAUCET

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

SINK TRAP AND DRAIN

327: - 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.

GARBAGE DISPOSAL

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

KITCHEN CABINETS

329: - 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.

330: - The kitchen cabinets are suggested to be adjusted for better performance.



GAS COOK TOP

331: - The gas cook top is functional.

GAS OVEN

332: - The gas oven is functional, but was neither calibrated nor tested for performance. After testing the oven, we made sure the unit was off and non operational before we left.

EXHAUST VENTILATION / LIGHT

333: - The kitchen exhaust and light are both functional.

BUILT-IN MICROWAVE

334: - 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

335: - 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.

SECOND FAUCET

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

SECOND SINK

337: - The secondary kitchen sink is functional.

GARBAGE DISPOSAL

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

339: - The wire clamp is missing from the disposal unit under the secondary kitchen sink. Replacement is recommended.



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.

Second Floor Northeast Bathroom

TOILET

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

SINK - FAUCET - PLUMBING

341: - 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.

342: - There is evidence of corrosion on angle stops supply valves below the sink. This may be evidence of prior leaks / problems.

343: - The faucet drips when in the off position. Repairs are recommended to correct this condition.

BATHROOM VENTILATION

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

SHOWER

345: - 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.

346: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine if the pan leaks during its test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

347: - Tile "cut in shelf's" within tiles shower stalls are beyond the scope of the inspection and are not tested.

348: - Discoloration 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.



349: - Sealant such as caulking / grout is recommended in the shower enclosure at the penetrations to prevent possible moisture entry.

350: - The enclosure door hits the stationary panel and should be adjusted for proper operation.

BATHROOM COUNTER TOPS

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

352: - 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

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

Second Floor West Bathroom

TOILET

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

SINK - FAUCET - PLUMBING

355: - 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.

356: - There is evidence of corrosion on angle stops supply valves below the sink. This may be evidence of prior leaks / problems.

BATHROOM VENTILATION

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

BATHTUB

358: - 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.

359: - 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.

360: - Caulking is recommended where the bathtub meets the wall to prevent moisture intrusion.



SHOWER

361: - 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.

362: - The shower head is leaking. Repair or replacement is recommended.



BATHROOM COUNTER TOPS

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

364: - 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.

365: - The counter backsplash appears to be cracked and may have previously been repaired.



BATHROOM CABINETS

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

367: - The cabinet door is missing the knob which should be replaced.

Second Floor Common Bathroom

TOILET

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

SINK - FAUCET - PLUMBING

369: - 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.

370: - There is evidence of corrosion on angle stops supply valves below the sink. This may be evidence of prior leaks / problems.

BATHROOM VENTILATION

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

BATHTUB

372: - 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.

373: - 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.

374: - Caulking is recommended where the tub meets the wall to prevent moisture intrusion.



SHOWER

375: - 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.

376: - The shower head is leaking. Repair or replacement is recommended.

BATHROOM COUNTER TOPS

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

378: - 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

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

Second Floor South Bathroom

TOILET

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

DOUBLE SINKS - FAUCETS - PLUMBING

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

382: - The angle stops at both of the bathroom sink(s) are corroded, which may indicate a past leak that sealed itself. We recommend the area be monitored in the event that the angle stop leaks.

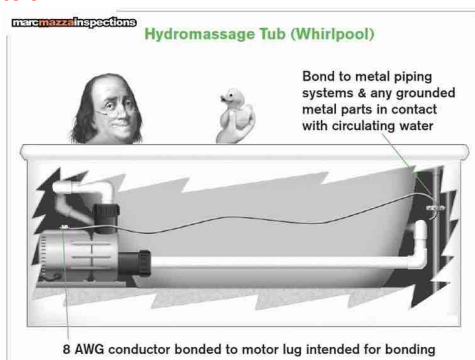
BATHROOM VENTILATION

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

BATHTUB

384: - The drain stopper is not functional at the bathtub. Repair or replacement is recommended.

385: - 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.



386: - We were unable to definitively say that the spa tub is on a dedicated GFI circuit due to inaccessibility inside the access panel. The tub is suggested to be on a dedicated GFI circuit. We recommend verification of this GFI circuit prior to using the tub.



SHOWER

387: - 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.

388: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine of the pan leaks during is test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

BATHROOM COUNTER TOPS

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

390: - 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

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

BATHROOM GENERAL COMMENTS

392: - The bidet present is not within the scope of the inspection and is not tested.

393: - The steam system was not inspected and is beyond the scope of this inspection and our expertise.

First Floor South Bathroom

TOILET

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

DOUBLE SINKS - FAUCETS - PLUMBING

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

396: - The angle stops at both of the bathroom sink(s) are corroded, which may indicate a past leak that sealed itself. We recommend the area be monitored in the event that the angle stop leaks.

BATHROOM VENTILATION

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

BATHTUB

398: - 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.

SHOWER

399: - 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.

400: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine if the pan leaks during its test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

BATHROOM COUNTER TOPS

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

402: - 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

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

BATHROOM GENERAL COMMENTS

404: - The bidet present is not within the scope of the inspection and is not tested.

Exterior South Bathroom

TOILET

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

SINK - FAUCET - PLUMBING

406: - 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.

407: - Stains at the plumbing appear to suggest a leak may have taken place here. At the time of the inspection, there was no indication of a current leak.

BATHROOM VENTILATION

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

SHOWER

409: - 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.

410: - The shower was operational when tested. No visible leaks were detected after running the water for over 45 minutes. Because of the complexity of the installation of shower pans and the invisible potential latent defects, it is impossible to definitively determine of the pan leaks during is test. Typical daily use may, in fact, be the only detector of leaking. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans, however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

411: - Corrosion was noted on the water valve of the shower faucet. There was no leaking at the time of the inspection, however, the corrosion may suggest a past leak.



BATHROOM COUNTER TOPS

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

BATHROOM CABINETS

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

Half Bathroom

TOILET

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

SINK - FAUCET - PLUMBING

415: - 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.

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

417: - Water hammer, or noisy piping, was observed when the sink faucet was tested. Over time, and with severe water hammering, this condition may influence the integrity of pipe connections. Water hammering is a condition occasioned by the sudden stopping of water flow in a pipe resulting in a pressure wave that impacts upon closed valves. Closing valves and faucets slowly is one approach to avoiding water hammering. Better securing pipes (where possible) and installing air chambers (shock absorber) at the risers to fixtures would be another solution.

BATHROOM VENTILATION

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

BATHROOM COUNTER TOPS

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

420: - 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

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

Basement Bathroom

TOILET

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

423: - Upon testing the toilet, we noted a whining noise. We are unable to determine the reason for this. Further assessment is advised.

SINK - FAUCET - PLUMBING

424: - 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.

425: - The sink appears to drain slowly when tested. Further assessment is advised.

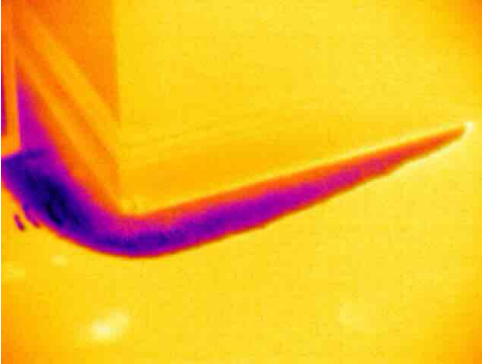
BATHROOM VENTILATION

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

SHOWER

427: - At the time of the inspection, the shower and faucet tested were in operational condition. The enclosure, visually was in good condition.

428: - The shower pan was tested and was observed leaking. Repairs are suggested at the pan so the shower enclosure may function properly. Further assessment is advised.



BATHROOM COUNTER TOPS

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

430: - 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

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

432: - The cabinets are missing hardware which is suggested to be replaced.

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 GENERAL COMMENTS

433: - 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

434: - There is clear access to enter and evaluate the attic. The attic was, however, inspected from the platform provided for the installation of the furnace only. Our concern is walking in the attic area on the joists; there is a possibility of damaging the ceiling material.

INSULATION

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

ATTIC FRAMING

436: - The visible portions of the framing is in acceptable condition where accessible or visible, and would conform to the standards of the year in which they were constructed.

437: - Moisture stains were observed and located under the roof sheathing. This may suggest a previous leak. This cannot be determined without a water test. Inquiring with the current owner is suggested.

ATTIC VENTILATION

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

ATTIC ELECTRICAL

439: - There coverplates which are missing from within the attic. Improvements are recommended as a safety precautionary measure - NEC 2014 §406.6 & 410.22.



440: - Many of the added junction boxes are loose or not attached securely and the wiring was not properly adhered to a solid surface prior to the junction box as per building standard. Improvements are recommended as a safety precautionary measure.



441: - There are loose/exposed wires lying in the attic at the time of the inspection. These conductors are suggested to be installed thru conduit for safety and or terminated properly. Improvements are recommended as a safety precautionary measure.



442: - Recessed lights can create hazardous conditions if they are not specifically designed for the installation in an insulated ceiling. These lights specifically; we were unable to identify whether or not the cans are IC or non IC type. Proof of their type is suggested to be disclosed if possible. If not, it is recommended that a licensed electrician be contacted to further evaluate these light fixtures and their specific specifications with respect to clearances from insulation. It is suggested that the insulation be removed up to 12" from around the recessed light cans in the attic as a precautionary measure.

443: - Loose NM (romex) wiring was observed in the attic less than 6 feet from the attic access which is suggested to be protected in accordance with building code - NEC 320.23.



444: - There are no light bulbs installed at the furnace in the attic. Improvements are recommended.

445: - Romex was observed on the platform deck which is suggested to be protected from physical damage.



ATTIC PLUMBING VENTS

446: - 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

447: - The visible portions of the exhaust ducts are functional. The ducts are suggested to be re sealed.

FACTORY-BUILT CHIMNEY FLUE AND FIRE-STOP

448: - The chimney fire-stop spacer, which is required to surround factory built chimney flues on the floor of an attic, is incomplete or missing and should be sealed completely around the perimeter of the flue vent. This component is designed to isolate flames from the oxygen-rich atmosphere of an attic, and thereby inhibit the spread of flames, and should be repaired.





449: - The fire stop / fire blocking around the fireplace flue vent is breached by the wiring installed into the chase which is not installed in accordance to manufacturer's / building standards / specifications (and thus leaves a gap) around its perimeter, where it is suggested to be tightly sealed to the top of the ceiling "plates". Further assessment is advised.



450: - We observed a steam machine located within the attic. This unit was not tested but we feel it prudent to disclose we observed stains within the pan as if to suggest a current or previous leak. There was, however, no visible leak observed.



451: - The northeast firestop appeared to be in serviceable condition.

FIRE BLOCKING

452: - The fire stopping / fire blocking is incomplete at the floor of the attic e.g. where ducts, pipes, vents, flues penetrate the attic floor, fireplace chase and other pipe / floor penetrations, when viewed from within 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.

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

Second Floor South

LOCATION AND TYPE

453: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic

HEATING SYSTEM VINTAGE APPRAISAL

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

HEATING SYSTEM OBSERVATIONS

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

COMBUSTION CHAMBER

456: - 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

457: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.



FUEL SYSTEM

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

RETURN / PLENUM AIR COMPARTMENT

459: - The return-air compartment is in acceptable condition.

EVAPORATIVE COIL

460: - The evaporator coil appears to be functional.

Note: The air handler is not opened to inspect the coil so the coil may very well be dirty. Our tests are limited to external only. We cannot determine if the coil is matched to the condenser, dirty, damaged, level or if rust has damaged the box from within.

CIRCULATING FAN / BLOWER

461: - The circulating fan is functional.

THERMOSTAT

462: - The thermostat appears to be functional when tested.

PRIMARY AND SECONDARY CONDENSATE

463: - 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.

464: - 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.

Basement

LOCATION AND TYPE

465: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic

HEATING SYSTEM VINTAGE APPRAISAL

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

HEATING SYSTEM OBSERVATIONS

467: - While conducting the inspection of the gas furnace, the unit was short cycling. This is to say, that the furnace was operational only briefly and then without notice, the unit shuts off. There are common causes for a burner short cycling: excessive dirt, overheating or cycles on the high limit, the furnace cycling rate is set to short or supply air blowing directly onto the thermostat. Without a more in depth evaluation, we cannot confirm the cause of this issue. Therefore, the unit should be serviced by a professional HVAC contractor.

COMBUSTION CHAMBER

468: - 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

469: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.

FUEL SYSTEM

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

RETURN / PLENUM AIR COMPARTMENT

471: - The return-air compartment is in acceptable condition.

CIRCULATING FAN / BLOWER

472: - The circulating fan is functional.

THERMOSTAT

473: - The thermostat appears to be functional when tested.

PRIMARY AND SECONDARY CONDENSATE

474: - 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.

475: - 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.

First Floor South

LOCATION AND TYPE

476: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic

HEATING SYSTEM VINTAGE APPRAISAL

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

HEATING SYSTEM OBSERVATIONS

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

COMBUSTION CHAMBER

479: - 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

480: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.



FUEL SYSTEM

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

RETURN / PLENUM AIR COMPARTMENT

482: - The return-air compartment is in acceptable condition.

CIRCULATING FAN / BLOWER

483: - The circulating fan is functional.

THERMOSTAT

484: - The thermostat appears to be functional when tested.

PRIMARY AND SECONDARY CONDENSATE

485: - 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.

486: - 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.

First Floor North

LOCATION AND TYPE

487: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic

HEATING SYSTEM VINTAGE APPRAISAL

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

HEATING SYSTEM OBSERVATIONS

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

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 gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.



FUEL SYSTEM

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

RETURN / PLENUM AIR COMPARTMENT

493: - The return-air compartment is in acceptable condition.

CIRCULATING FAN / BLOWER

494: - The circulating fan is functional.

THERMOSTAT

495: - The thermostat appears to be functional when tested.

PRIMARY AND SECONDARY CONDENSATE

496: - 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.

497: - 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.

Second Floor North

LOCATION AND TYPE

498: - Central heat is provided by a horizontal gas forced-air furnace that is located in the attic

HEATING SYSTEM VINTAGE APPRAISAL

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

HEATING SYSTEM OBSERVATIONS

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

COMBUSTION CHAMBER

501: - 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

502: - The gas appliance vent pipe should be one inch away from combustible materials (wood, plastic, insulation, drywall, foam, etcetera). This vent is close to combustible materials. Moving the vent to a safer location away from the combustibles is suggested.



FUEL SYSTEM

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

RETURN / PLENUM AIR COMPARTMENT

504: - The return-air compartment is in acceptable condition.

CIRCULATING FAN / BLOWER

505: - The circulating fan is functional.

THERMOSTAT

506: - The thermostat appears to be functional when tested.

PRIMARY AND SECONDARY CONDENSATE

507: - 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.

508: - 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.

509: - The condensate discharge pipe is not plumbed to drain efficiently. It should be level or slope at one-quarter inch per foot and drain to the exterior in order to drain effectively. This system does not comply and is in need of service.



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.

Second Floor South

TYPE AND SIZE

510: - 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.



511: - We estimate the size of this unit to be 3 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

512: - The air condition unit appears to have been manufactured in 2009.

513: - The split-system is operational and by operational we mean it was functional when tested. There may be, however, issues which may exist within this system and will be commented on within this section. Such systems are designed to last approximately twenty years, but they should be serviced biannually and have their filters changed every two to three months. As a precautionary measure, a home warranty is suggested to be obtained after the close of escrow as one cannot predict potential malfunctioning condenser components.

AIR CONDITIONER CONDENSING COIL

514: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL

515: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES

516: - The refrigerant lines are in acceptable condition where visible.

517: - The foam insulation is missing from the refrigerant lines, either at the condenser and/or FAU. Replacement is suggested.



AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS

518: - 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.

Basement

TYPE AND SIZE

519: - 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.



520: - We estimate the size of this unit to be 3 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

521: - The air condition unit appears to have been manufactured in 2009.

522: - The split-system is operational and by operational we mean it was functional when tested. There may be, however, issues which may exist within this system and will be commented on within this section. Such systems are designed to last approximately twenty years, but they should be serviced biannually and have their filters changed every two to three months. As a precautionary measure, a home warranty is suggested to be obtained after the close of escrow as one cannot predict potential malfunctioning condenser components.

AIR CONDITIONER CONDENSING COIL

523: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL

524: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES

525: - The refrigerant lines are in acceptable condition where visible.

526: - The foam insulation is missing from the refrigerant lines, either at the condenser and/or FAU. Replacement is suggested.

AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS

527: - 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.

First Floor South

TYPE AND SIZE

528: - 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.



529: - 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

530: - The air condition unit appears to have been manufactured in 2009.

531: - The split-system is operational and by operational we mean it was functional when tested. There may be, however, issues which may exist within this system and will be commented on within this section. Such systems are designed to last approximately twenty years, but they should be serviced biannually and have their filters changed every two to three months. As a precautionary measure, a home warrantee is suggested to be obtained after the close of escrow as one cannot predict potential malfunctioning condenser components.

AIR CONDITIONER CONDENSING COIL

532: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL

533: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES

534: - The refrigerant lines are in acceptable condition where visible.

535: - The foam insulation is missing from the refrigerant lines, either at the condenser and/or FAU. Replacement is suggested.

AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS

536: - 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.

First Floor North

TYPE AND SIZE

537: - 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.



538: - 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

539: - The air condition unit appears to have been manufactured in 2009.

540: - The split-system is operational and by operational we mean it was functional when tested. There may be, however, issues which may exist within this system and will be commented on within this section. Such systems are designed to last approximately twenty years, but they should be serviced biannually and have their filters changed every two to three months. As a precautionary measure, a home warranty is suggested to be obtained after the close of escrow as one cannot predict potential malfunctioning condenser components.

AIR CONDITIONER CONDENSING COIL

541: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL

542: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES

543: - The refrigerant lines are in acceptable condition where visible.

544: - The insulation on the air condition refrigerant lines is deteriorated and suggested to be replaced or improved.



AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS

545: - 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.

Second Floor North

TYPE AND SIZE

546: - 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.



547: - 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

548: - The air condition unit appears to have been manufactured in 2008.

549: - The split-system is operational and by operational we mean it was functional when tested. There may be, however, issues which may exist within this system and will be commented on within this section. Such systems are designed to last approximately twenty years, but they should be serviced biannually and have their filters changed every two to three months. As a precautionary measure, a home warranty is suggested to be obtained after the close of escrow as one cannot predict potential malfunctioning condenser components.

AIR CONDITIONER CONDENSING COIL

550: - The condensing coil responded to the thermostat and is functional.

AIR CONDITIONER SERVICE COIL ELECTRICAL

551: - The electrical disconnect at the condensing coils are present. The breakers / fuses are not removed or inspected.

AIR CONDITIONER REFRIGERANT LINES

552: - The refrigerant lines are in acceptable condition where visible.

553: - The insulation on the air condition refrigerant lines is deteriorated and suggested to be replaced or improved.

AIR CONDITIONER DIFFERENTIAL TEMPERATURE READINGS

554: - 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.

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

555: - 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.

556: - Leaking was observed at a faucet located within the pool equipment area which has a hose attached to it.



OVERFLOW DRAIN

557: - An overflow drain is installed. Overflow drains are not tested for blockage but, however, are suggested to be inspected.

FILL TYPE

558: - The fill method is with an automatic pool filler.

WATER FILL VALVE

559: - The pool filler valve appears to operate properly when tested.

560: - The auto fill box is in need of sealant where connected to the deck.



SALT DISINFECTANT SYSTEM

561: - This pool is a salt water pool that utilizes a form of generation system which produces chlorine. A saltwater pool is a sodium hypochlorite chlorine pool rather than calcium hypochlorite pool. The difference is that you make the chlorine yourself. A chlorine generator makes chlorine gas from ordinary salt (sodium chloride). The salt mixes with water to make a brine solution. Technically, a salt water chlorinator works by using electrolysis to release chlorine gas from the salt in your pool water. Two to five hundred pounds of salt is added to the pool water to achieve a saturation of approximately 3200 parts per million. The salt water is then passed through a chlorinator cell that is electronically charged and this process releases chlorine gas from the salt. The chlorine gas then combines with the pool water to create liquid sodium hypochlorite chlorine.

562: - It is very important to watch your salt level in the pool. A low salt level (less than 2000 ppm) will cause oxygen production and damage the platinum group metals on the anode, therefore, shortening the life of the cell. It is recommended that you try to keep the salt level at the higher end of the manufacturer's scale for your model. Care must be taken not to exceed the maximum output of the power pack, as this can damage the rectifiers and transformer.

563: - The pool is a salt pool that is utilizing chlorine tablets. Salt pools create their own chlorine and if tablets are being used, the salt system may not be properly operating. A saltwater pool is a sodium hypochlorite chlorine pool rather than calcium hypochlorite pool. The difference is that you make the chlorine yourself. Technically, a salt water chlorinator works by using electrolysis to release chlorine gas from the salt in your pool water. Two to five hundred pounds of salt is added to the pool water to achieve a saturation of approximately 3200 parts per million. The salt water is then passed through a chlorinator cell that is electronically charged and this process releases chlorine gas from the salt. The chlorine gas then combines with the pool water to create liquid sodium hypochlorite chlorine.

POOL INTERIOR FINISH

564: - The interior pool finish is Pebble Tech.

565: - The interior finish of the pool is Pebble-tec, which is among the most modern and durable of all pool finishes and, because it can be exposed above the water line, it is commonly installed without the use of tiles. Because Pebble-tec resembles a natural stone such as granite, it is difficult to observe defects such as cracks, rust, or deterioration without draining the water from the pool.

COPING MATERIALS

566: - The pool coping material is concrete.

POOL COPING

567: - The pool coping is functional.

568: - There is cracked / damaged coping on the pool deck, which should be repaired or replaced by a pool specialist.



DECK MATERIALS

569: - The pool decking material is concrete.

POOL DECK

570: - The pool deck is in acceptable condition.

SKIMMER

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

572: - The connection of the skimmer box to the concrete deck is in need of sealant.



DRAIN COVERS

573: - 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.

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

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

LIGHTING

576: - 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.

577: - The pool and spa lights were functional when tested, and were ground-fault protected. The GFI is recommended to be tested every six months.

CIRCULATION PUMP

578: - The pump is 2 HP.

579: - The pump was observed to be in operational condition and is bonded.

580: - We observed a louder than typical noise from the pump, which resembles that of either cavitation within the pump or bearings that are in their beginning stages of wear. The buyer is suggested to have the bearing ruled out via the use of a scope or disassembly. Otherwise, monitoring the issue is also an option until the noise becomes unbearable or the pump motor fails.

PIPING

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

VALVES

582: - The valves were not labeled at the time of the inspection. The inspector recommends that the seller label the valves, as necessary, to insure that the buyer knows how properly operate the system.

583: - Automatic valves are present. The valves were tested by using the bypass switch and were functional and no leaks noted.

FILTRATION

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

585: - The filter size is 60 square feet.

586: - The pool filter is functional. The pressure appears to be acceptable.



587: - 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

588: - The BTU of this heater is 400k.

589: - The pool heater is functional, but should be kept clean and serviced seasonally.

ELECTRICAL PANEL

590: - An opening in the electrical panel was observed. No openings are recommended in the panel that are accessible from the exterior side of the box, as this is a potential hazard.



REMOTE CONTROLS

591: - We only test the pool equipment in the service mode at the main electrical panel. We do not test pool remote controls (spa or interior). The buyer may contact the seller to demonstrate the operation of these components, or, he/she may be able to access the user manuals via the internet.

RECEPTACLES

592: - The GFI receptacle was operational when tested. This receptacle needs to be tested every 6 months.

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 your 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

593: - 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 roofer 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.

This report is a work product and is copyrighted by The Mazza Inspection Group as of the date of this report. Duplication by any means whatsoever, including sharing access to a protected copy, is prohibited without prior written permission and authorization from The Mazza Inspection Group. Duplication of, use of, or reliance on this report in any way for any purpose whatsoever has the effect of agreeing to the terms and conditions as set forth in the Authorization and Contract for Services, which was included for the original users review. Unauthorized duplication of, use of, or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, this inspector, the Company, their successors and assigns AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS. Without full and complete payment for our services this report is null and void.



Chimney / Fireplace Inspection Report

Inspector: Greg Butler

866-996-2992

Date: February 26, 2015

BUYER: XXX



This report is the result of a general visual inspection of the condition of the chimney. It is only intended as a record of this inspection and it is not a statement of the worthiness or safety certification. No warranty of safety or function is to be implied since conditions of deterioration and use are beyond our control.

Family Room Fireplace:



Fireplace Manufacturer: Lennox EST 48

The firebox walls are in serviceable condition. The firebox and flue are dirty with soot from use. The chimney and fireplace should be cleaned and serviced once a year to keep the danger of fire from starting in the flue.



Facing/Surround:

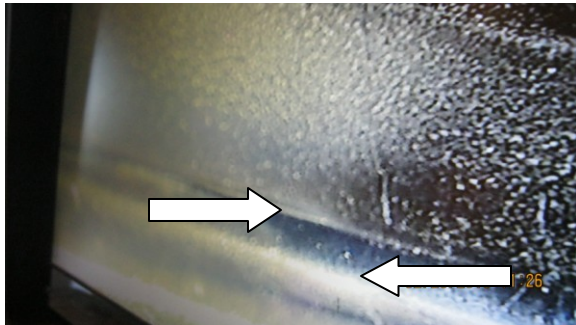
The face/surround is in good condition.

Damper:

The damper is operational and appears to be in good condition at the time of inspection.

Flue Area:

As viewed via video camera, there are several sections of pipe that are coming apart. These separations can pose a potential fire hazard as heat and sparks could get past the seams in the pipes.

**Chase:**

When viewed within the attic exposed pipes are visible. This pipe should not be exposed within the attic. There should be vertical firestopping closing off the pipe to prevent heat and sparks from entering into the attic space. The pipe is too close to combustible materials (wood beam). The pipe is required to be at least 2 inches away.

**Exterior:**

The chase appears to be in good condition. There is a shroud installed at the top of the chimney. The shroud is open on all 4 sides, which will allow complete airflow.

Chase Cover:

The cover is too tight to the chase. This poses a potential hazard as heat can back up into the chase and cause a fire.

Spark Arrestor:

The termination cap appears to be in serviceable condition.

Recommendations:

Living Room Fireplace:

Clean and service the chimney and fireplace.

Remove all the flue pipes and install them correctly.

Replace the chase cover with a properly vented chase cover.

Install vertical firestopping in the attic around the flue pipe.

Sitting Room Fireplace:



Fireplace Manufacturer: Lennox EST 48

The firebox walls are in serviceable condition.

Facing/Surround:

The face/surround was not sealed around the opening of the fireplace. This poses a potential fire hazard as heat can get between the tile and fireplace and enter into the interior structure.

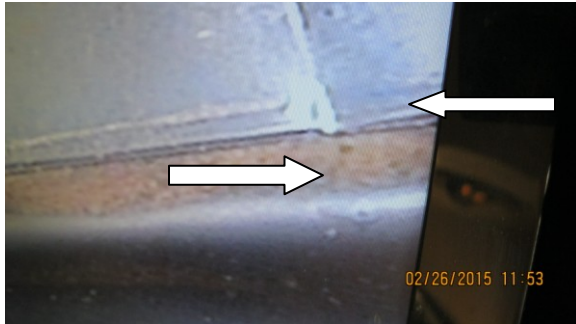


Damper:

The damper is operational and is in good condition at the time of inspection.

Flue Area:

When viewed via video camera, several sections of pipe that were coming apart were viewed. These separations pose a potential fire hazard as heat and sparks could get past the seams in the pipes.

**Chase:**

When viewed within the attic exposed pipes are visible. This pipe should not be exposed within the attic. There should be vertical firestopping closing off the pipe to prevent heat and sparks from entering into the attic space.

Exterior:

The chase appears to be in good condition. There is a shroud installed at the top of the chimney. The shroud is open on all 4 sides which will allow complete airflow.

Chase Cover:

The cover is too tight to the chase. This can be a potential hazard as heat can back up into the chase and cause a fire.

Spark Arrestor:

The termination cap appears to be in serviceable condition.

Recommendations:**Sitting Room Fireplace:**

Remove all the flue pipes and install them correctly.

Clean and service the chimney and fireplace.

Install vertical firestopping in the attic around the flue pipe.

Replace the chase cover with a properly vented chase cover.

Seal between the facing and fireplace with the proper high temperature sealant.

Dining Room Fireplace:



Fireplace Manufacturer: Lennox EST 48

The firebox walls were in serviceable condition.

Facing/Surround:

The face/surround was not sealed around the opening of the fireplace. This can be a potential fire hazard as heat can get between the tile and fireplace and enter into the structure of the house.



Damper:

The damper is operational and is in good condition at the time of inspection.

Flue Area:

When viewed via video camera, the flue pipes appear to be connected together properly and in serviceable condition.

Chase:

When viewed within the attic exposed pipes are visible. This pipe should not be exposed within the attic. There should be vertical firestopping closing off the pipe to prevent heat and sparks from entering into the attic space. There is insulation installed too close to the pipe. A minimum of 6 inches from the pipe is required.

**Exterior:**

The chase appears to be in good condition. There is a shroud installed at the top of the chimney. The shroud is open on all 4 sides which will allow complete airflow.

Chase Cover:

The cover is too tight to the chase. This can pose a potential hazard as heat can back up into the chase and cause a fire.

Spark Arrestor:

The termination cap appears to be in serviceable condition.

Recommendations:**Dining Room Fireplace:**

Clean and service the chimney and fireplace.

Remove all the flue pipes and install them correctly.

Replace the chase cover with a properly vented chase cover.

Install vertical firestopping in the attic around the flue pipe.

Cut back the insulation further from the pipe.

Master Bedroom Fireplace:



Fireplace Manufacturer: Lennox Direct Vent

The firebox walls are in serviceable condition. The components under the floor of the firebox will need to be cleaned.

Facing/Surround:

The face/surround is sealed and in serviceable condition.

Chase:

When viewed within the attic exposed pipes are visible. This pipe should not be exposed within the attic. There should be vertical firestopping closing off the pipe to prevent heat and sparks from entering into the attic space.

Exterior:

The chase appears to be in good condition. There is a shroud installed at the top of the chimney. The shroud is open on all 4 sides which will allow complete airflow.

Chase Cover:

The cover is too tight to the chase. This can be a potential hazard as heat can back up into the chase and cause a fire.

Spark Arrestor:

The termination cap appears to be in serviceable condition.

Recommendations:

Master Bedroom Fireplace:

Clean and service the unit.

Replace the chase cover with a properly vented chase cover.

Install vertical firestopping in the attic around the flue pipe.

Sitting Room Fireplace:



Fireplace Manufacturer: Lennox CST

The firebox walls are in serviceable condition. This unit is not an outdoor fireplace.

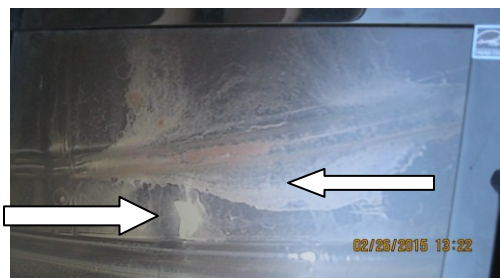
Facing/Surround:

The face/surround has some rusting that is occurring around the opening. The rusting is minor but it should be repainted to help prolong the life of the fireplace.



Flue Area:

When viewed via video camera, several sections of pipe that were coming apart were viewed. These separations pose a potential fire hazard as heat and sparks could get past the seams in the pipes.



Chase:

When viewed within the attic exposed pipes are visible. This pipe should not be exposed within the attic. There should be vertical firestopping closing off the pipe to prevent heat and sparks from entering into the attic space.

Exterior:

The chase appears to be in good condition. There is a shroud installed at the top of the chimney. The shroud is open on all 4 sides which will allow complete airflow.

Chase Cover:

The cover is too tight to the chase. This can be a potential hazard as heat can back up into the chase and cause a fire.

Spark Arrestor:

The termination cap appears to be in serviceable condition.

Recommendations:**Patio Fireplace:**

Clean the chimney and fireplace.

Remove all the flue pipes and install them correctly.

Replace the chase cover with a properly vented chase cover.

Sand the facing and paint.