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# Property Inspection Report

OF

7442 Glen Eagle Court; Danville, CA

Inspection Date: May 11, 2004

Report Number: 051102T1233

Prepared For: Ted & Danielle Lessure

Inspection fee: \$350.00



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## Introduction

We have inspected the building's major structural components and mechanical systems for signs of failure, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association®. A copy of these standards is included with your report. The following report is an overview of the conditions observed. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Unexpected repairs should still be anticipated.

Our observations and recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions discovered during the inspection. We are often asked to prioritize corrective repairs and upgrades that we recommend. Health and safety issues and conditions which effect system performance are the highest priority. Next are conditions that need repair, but have not yet effected performance. Typically these are deferred maintenance items. Last are upgrades. These items will enhance the property and provide an increased margin of safety but are not required.

When we recommend repair or replacement, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair. Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs and upgrades.

In this report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

The report contained herein is **CONFIDENTIAL**, and is given solely for the use and benefit of the client. It is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party.

If you are not the client who contracted for this inspection and wish to rely on this report, you must read and sign our inspection agreement which states the scope and limitations of the home inspection and pay a fee of 50% of the total fee paid for this inspection. We will reissue the inspection report in your name and the inspector will be available for unlimited phone consultation regarding any findings in the report. This offer is good for 6 months from the date of inspection, at which time we recommend a complete new inspection be performed.

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## Definition of Terms

The following terms are used to describe the condition(s) of the building's inspected systems and components. Our observations are based on conditions observed during our review. Our commentary is not a guarantee of future performance nor a prediction of expected service life.

- **Action Item** Action items are reportable conditions discovered during our inspection that, we believe are important and should be addressed. The cost of corrective action is not a factor in selecting Action items and it should not influence which conditions are chosen for repair, replacement and/or upgrading.
- **Preventative Maintenance** A system or component that was still serving its apparent intended purpose. Maintenance is necessary to reduce the possibility of these items becoming damaged or causing damage to other components.

- **Maintenance** A system or component that was worn, but still serving its apparent intended purpose. Maintenance and/or minor repair is necessary to reduce the possibility of these items becoming damaged or failed.
- **Repair** These conditions should be repaired and the cost for repair can not be estimated by the inspector.
- **Failed or Damaged** A system or component that was no longer serving its apparent intended purpose. These items will need to be repaired or replaced to restore their functional use.
- **Investigate Further** If our inspection reveals evidence of hidden damage, conditions not familiar to the inspector or conditions not within the scope of our services, we may recommend further inspection by specialist. Further inspections must be arranged by the interested parties at his or her own expense.
- **Monitor** These items currently need no further action, however, they need to be monitored for changes and repairs performed as necessary.
- **Upgrade** These items will enhance and modernize the property.
- **Safety Upgrade** These items will enhance the property and provide an increased margin of safety.

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## Notes

This real estate inspection is a non-invasive physical examination, designed to identify material defects in the systems, structures and components of a building as they exist at the time of inspection. A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. The adequacy or efficiency of any system is beyond the scope of a home inspection. Style or aesthetics shall not be considered in determining whether a specific system, structure or component is defective. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector's tastes and values will always be different from those of client.

The age of the property was reported to be 22 years old by the owner.

This report is not a substitute for a pest control inspection report. We recommend review of a current pest control report for information concerning the infestation and infection of wood-destroying pests and organisms. If not available, we recommend a pest control inspection be performed.

The roof is considered a common area and therefore was not inspected and is not included as a part of this inspection report. No representations or warranties are provided as to the existing or possible future condition of the roof.

The exterior of this unit and the common areas were not inspected, except as specifically noted. If inspection of any of the common areas is desired, this will be performed upon arrangement and at additional cost to the interested parties at such time as necessary permission is obtained and access can be arranged. Funds for maintenance and replacement of common area systems and components should be contained in the "reserve study" and based on the annualized costs of each of these items. We recommend you obtain and review a copy of the most recent "reserve study" which should be available from the homeowner's association.

The grading and drainage are common area components. We make no representations or warranties as to the condition of these items. Information concerning the grading and drainage should be obtained from the homeowner's association.

Portions of this building may have been remodeled, altered and/or added. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures received.

There was limited access to the building's surfaces, systems and components because of the presence of personal belongings and furniture. Our observations were limited to the areas where we had access. With greater access and an

opportunity for examination, reportable conditions may be discovered. If further inspection is desired, this will be performed upon arrangement and at an additional cost to the interested parties at such time as access can be provided.

Comment on the nearby water course is not within the scope of our inspection. The owner and/or occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

In this report, there may be specific references to areas and items that were inaccessible. We can make no representations of conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department. There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

## During the Inspection

- The weather was clear and dry at the time of the inspection.
- The clients, the owners, the selling agent, and the listing agent were present during the inspection.
- The temperature during the inspection was between 65 and 75 degrees.

## Orientation

For purposes of identification and reporting, we will describe the locations of this property, left or right, front or rear, as though viewing the building from the garage door.

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# Location of Emergency Controls

In an emergency all occupants need to know where to shut off the gas, the water and the electricity, and/or access your plumbing drainage system. We have listed below those controls and their location for your convenience. We encourage all occupants to familiarize themselves with their location and operation.

- **Electrical meter, main service panel and disconnect**

The electrical meter was located at the front of the building in the utility closet. The service panel was located with the electrical meter.

- **Water shut-off**

The domestic water supply main shut-off valve was located at the front of the building in the utility closet. Turning the valve clockwise turns off the water supply to the building. Turning the valve counter-clockwise will restore water supply. This valve can be used during plumbing system maintenance and repair and in the event of an emergency.

- **Gas Meter and Shut-off**

The gas meter was located at the front of the building in the utility closet. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. To shut off the gas to the entire building, first find the gas meter. Using a wrench, rotate the shut-off valve one-quarter turn (either direction) until it is perpendicular to the supply pipe.

- **Sewer cleanout(s)**

The sewer cleanouts were in the Crawlspace, at the right side, and beneath the Kitchen sink. The cleanout caps can be removed for access to the drain piping so that it may be cleaned to remove blockages that prevent proper drainage.

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## Siding, Trim, and Fencing

Our review of the siding, trim, and fences also considers the condition of fascia, eaves, and soffits, decks, balconies, porches and railings. These items are visually examined for signs of excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible. Reportable conditions may also not be exposed to view on freshly painted and/or caulked surfaces. The owner or occupant should be consulted regarding the maintenance and repair history of the exterior to determine the nature, extent and frequency of maintenance and repair that has been necessary and performed to date.

### Description

- This property features a wood deck.

### Observations and Recommendations

The visible areas of the deck were generally in serviceable condition, except as noted below.

The deck was weathered. We recommend it be sanded and refinished. Any damaged material discovered in the course of this work should be replaced.

We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the building.

### General Comment

As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry. When caulking is used for maintenance of any flashing or exterior trim, we suggest a high quality urethane sealant such as "Sikaflex". Latex, butyl, oil based, silicone or "architectural grade" sealants should be avoided.

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## Off Street Parking

Off street parking generally includes the garage, carport, parking deck or similar areas designed for automotive parking. Detached improvements are not included in the report unless their inspection was arranged for in advance and they are specifically referenced in this report. When included, we review the parking surfaces, garage doors, etc.

### Description

- On-premises parking on this property consisted of an attached garage.
- The garage door was wood.
- It rolled up.
- An automatic opener was present.

- The garage was finished.
- The attached garage did not have a passage door to the occupied interior.

## Observations and Recommendations

### Garage Door

The garage door was in serviceable condition.

The automatic garage door opener reversed when it met reasonable resistance.

**Safety Upgrade** We recommend the installation of an infrared beam for an increased margin of safety.

**Preventative Maintenance** The bottom of the exterior door, providing yard access, was deteriorated from exposure to the weather. We recommend the door be repaired or replaced.

### Fire Separation

There was a fire-resistive barrier between the garage and the occupied interior. It was in serviceable condition.

Not all of the firewall was visible so there may be concealed voids that should be repaired if discovered.

### General Comments

Due to the presence of personal belongings, access to portions of the garage was limited. Conditions in need of repair may be discovered once the garage is cleared.

The loft installed in the garage was not designed to support heavy loads. Storage of light weight items would be appropriate, but we recommend no heavy items be stored in this area.

The visible finished surfaces were in serviceable condition.

We recommend regular lubrication of the garage door tracks, rollers, springs, and mounting hardware. Because garage doors are a frequently used item, mounting hardware often times loosens and sometimes even falls off due to vibration. All hardware should be periodically checked and tightened and/or replaced if necessary. The installation of lock washer between the nuts and bolts can often help to reduce this condition.

Garage door safety tips: Garage doors are often the largest moving object in a building. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

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## Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. Capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity and fused neutrals. The hidden nature of the electrical wiring prevents inspection of all electrical system components that are concealed from view and inaccessible. The inspection does not include low voltage lighting and/or switching systems, telephone wiring, intercoms, alarm

systems, cable TV wiring, timers or smoke detectors. Furniture and/or storage may have restricted access to some electrical components which may not be inspected.

## Description

- The 120/240 volt, 90 ampere service entered the building from an underground service lateral.
- The main panel overcurrent protection was provided by circuit breakers.
- Subpanel overcurrent protection was provided by circuit breakers.
- Service grounding was provided by a grounding conductor connected to the water piping.
- The wiring method used to wire this building was nonmetallic sheathed cable (Romex), metal armored cable (BX), and insulated conductors.
- The accessible branch circuit wiring in this building was a combination of copper and aluminum.
- Receptacles were the 3-prong grounded type.

## Observations and Recommendations

### Panels

The main service panel was opened and the inspected circuitry was found to be properly installed and correctly fused.

The system featured a main disconnect. Main disconnects are used to turn off the electricity to the entire building when servicing the system or in the event of an emergency.

The Rear Bedroom closet subpanel was opened and the inspected circuitry was found to be properly installed and correctly fused.

The circuitry was labeled. We did not verify the accuracy of the labeling and we recommend each circuit be checked against its labeling.

**Safety Upgrade** The subpanel was located in a closet, which is prohibited for present installations. To reduce the hazards of fire and allow access, we recommend clearance be maintained and relocation be considered in the course of future remodeling.

### Service Grounding and Metallic Bonding

The system and the metal noncurrent carrying service equipment were grounded.

The above ground metal piping was bonded and connected to the grounding system as presently required.

Bonding refers to the permanent joining together of components for maintaining electrical continuity, typically to assure continuity to ground. Interior metal piping systems must be bonded to the grounding electrode system to keep the piping from becoming energized. If the piping is properly bonded, a ground fault which energizes the piping will complete circuit and activate the overcurrent protection device (fuse or circuit breaker), opening the circuit and eliminating the hazard. Whether the home was built prior to the requirement for bonding we recommend any interior metal piping systems that may become energized be bonded. This includes water piping, metal ducts, metal drain piping and gas piping

### Service Capacity

The service capacity is adequate for present demands, but may require upgrading if demand is increased by remodeling and/or changes in patterns of use.

Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect device.

### Wiring and branch circuitry

The accessible branch wiring was in serviceable condition except as follows.

**Action Item** Exposed Romex below eight feet, was observed in the Garage, above the yard access door. Even if insulated we recommend all exposed wiring be mechanically protected or replaced with an approved wiring method.

The conductor material in the 120 volt circuits is copper. One or more of the 240 volt circuits are aluminum.

## **Lights, Switches, Receptacles**

A representative number of switches were operated and these were working and in serviceable condition.

A representative number of lights were operated using their switches and these were working and were in serviceable condition at the time of our inspection.

A representative number of receptacles were tested using a testing device. These were working and tested as being wired correctly.

## **GFCI Protection**

Ground Fault Circuit Interrupter (GFCI) protection was found in the bathrooms and exterior. It was controlled by the GFCI receptacle at the rear sliding door area.

The devices were checked using both the test button provided and an electrical testing tool. The GFCI protected receptacles tested functional.

**Safety Upgrade** Ground fault circuit interrupters (GFCIs) are modern electrical devices, either receptacles or a circuit breakers, designed to protect the occupants from electric shock. In the event of a fault in a ground-fault protected appliance, the current passing through a person to ground is detected and the circuit is shut off, protecting from potentially fatal shocks. GFCIs are currently required in all wet or damp environments. These include, but may not be limited to, near all sinks, in bathrooms, garages, at spas, hot tubs, fountains, pools, crawl spaces, near laundry tubs, and on the exterior. We recommend that all such locations be provided with GFCI protection if they are not already so equipped. This will considerably improve electrical safety for occupants of the building. All GFCI devices must be tested in accordance with their manufacturers recommendations to ensure that they continue to provide the necessary protection.

We do not recommend that refrigerators or freezers be plugged into GFI protected receptacles as a tripped GFI may not be noticed before the contents of the refrigerator are ruined.

## **General Comment**

Review of any low voltage electrical systems including but not limited to: yard lights, burglar alarms, telephone systems and jacks, cable TV, intercoms, stereo systems, sprinkler timers and irrigation systems is not within the scope of a home inspection. For information regarding these systems we recommend you consult with the seller or appropriate trades person.

# Plumbing System

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Wells, septic systems, sewer lines, sprinklers and water treatment equipment are not inspected and are expressly excluded from the inspection and report. If a well is present, we recommend the well water be tested by local health authorities. If the property relies upon an onsite waste disposal system, such as a septic tank, pumping and inspection of the tank and all related equipment by a qualified septic system specialist is recommended to determine the nature and condition of the system.

## Description

- The domestic water was supplied by the local municipality.
- The waste system was municipal sewer.
- The main water line was copper.
- The exposed and accessible supply lines were copper.
- The drain, waste and vent lines were ABS plastic.
- The water pressure as measured at the exterior hose bibs was 70 PSI.
- We were unable to locate a pressure regulating device.

## Observations and Recommendations

### Domestic Water Supply Lines

The exposed and accessible supply lines were in serviceable condition.

The system pressure, measured at the exterior hose bibs, was within the range of normal.

A representative number of fixtures were operated and we observed reasonable flow when multiple fixtures were operated simultaneously.

### Drain, Waste and Vent Lines

The exposed and accessible drain, waste and vent lines were in serviceable condition.

Water was run through all of the basin and tub and shower drains. The drains emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

The drain lines should be routinely cleaned to remove the buildup of grease, hair and dirt, and help prevent debris blockage and subsequent drainage failures.

### Fixtures

The valves and fixtures were operated. All of the fixtures were in serviceable condition.

Angle stops, which provide a way to shut water off at individual plumbing fixtures, were present. The angle stops were not turned because turning can cause leakage. We recommend all angle stops be operated during the course of routine maintenance.

### Gas Service

The gas meter was in serviceable condition.

A wrench was present in the utility closet, above the meter. This wrench can be used to shut off the gas in the event of an emergency.

The gas piping is in serviceable condition. We detected no evidence of leakage at any of this exposed and accessible gas piping. Pressure testing of the entire gas system may reveal leaks, but is beyond the scope of our inspection.

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## Domestic Hot Water

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

### Description

- The gas-fired 40 gallon water heater was located in the garage.
- The date of manufacture: 1999
- Water heater output: Typical for a building of this size

### Observations and Recommendations

#### Combustion Air

Combustion air is the total amount of air provided to a space in which fuel-burning appliances are located. It includes air for fuel combustion, for draft hood dilution, and for ventilation of the equipment enclosure. Providing and maintaining adequate combustion air is vital to ensure the safe operation of fuel-burning appliances.

Combustion air was supplied from the interior of the building and was adequate.

#### Venting

The water heater vent was properly installed and in serviceable condition.

#### Gas Supply

The water heater was equipped with a gas shut-off valve for use in an emergency or in case of repair.

The gas connector was an approved flexible type and was in serviceable condition.

#### Water Connections

The hot and cold water connections were in serviceable condition.

#### T/P Relief Valve

The water heater was equipped with a temperature and pressure relief valve. The drain line was correctly configured and in serviceable condition.

We do not attempt to operate temperature pressure relief valves because valve manipulation often times results in failure (leakage). If the valve fails to reset and leaks, replacement is necessary. This is an important safety device that prevents the water heater from exploding in the event of a defect in the built in operating and safety controls and, therefore, should always be operational. We recommend either the valve be tested annually with an expectation of possible replacement or simply replaced every three years. The valve itself is inexpensive and can easily be installed.

#### Elevation/Location

The water heater was installed with the required clearance between the pilot light and the garage floor.

### **Seismic Restraint**

The water heater was strapped in accordance with current requirements.

### **General Comment**

The water heater was operating and with routine maintenance should be reliable for a number of years.

You should be aware of the risk of scalding from water temperatures above 120°. The risk is especially acute for infants, children, and the elderly. Water temperatures should never be set higher than 120° F. Newer water supply valves contain anti-scalding mechanisms to prevent injury. These can be retrofitted into most plumbing fixtures.

We recommend draining a few gallons from the water heater periodically to flush sludge from the bottom of the tank. However, water heater drain valves often become encrusted with deposits and do not completely close as the unit gets older. Therefore, unless the water heater is flushed regularly from the time it is new, we do not recommend operation of the drain valve except in an emergency or when the unit is replaced.

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## **Heating System**

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for failure, excessive or unusual wear and general state of repair. The local gas utility company or a qualified and licensed heating contractor would have to be contacted to thoroughly inspect the condition of heat exchangers as their design renders areas inaccessible for our visual inspection. The adequacy of heat supply or distribution balance is not inspected.

### **Description**

- The heating system for the entire building was located in the attic and consisted of a gas-fired hot air furnace.
- The heating capacity was 84,000 btu.
- The date of manufacture: 1993

### **Observations and Recommendations**

#### **Clearance**

Clearance to combustibles was adequate. Personal belongings should not be stored in this area.

#### **Combustion Air**

The supply of combustion air was adequate. Be sure to maintain a supply of fresh air at all times. Do not block off the vents and do not store personal belongings around the heater.

#### **Venting**

The flue was in serviceable condition.

#### **Gas Supply**

The heater was equipped with a gas shut-off valve for use in an emergency or in case of repair.

The gas connector was an approved flexible type and was in serviceable condition.

#### **Burners**

Burners were observed during operation and were clean and in serviceable condition. The flame was normal.

### **Heat Exchanger**

The heat exchanger, also referred to as the combustion chamber, is the area in the heater where combustion takes place.

The nature and configuration of most furnaces is that the openings of the heat exchanger prevents visual access to most of its surface. Thus, any observations available to the home inspector will necessarily be limited and we can make no guarantee that the heat exchanger is crack free. A definitive evaluation of the heat exchanger is available from an HVAC contractor.

### **Blower**

The blower responded and was in serviceable condition.

### **Air Filters**

The filter was in serviceable condition. The filter was located at the cold air return in the hallway wall.

### **Ducts**

The accessible ducts were in serviceable condition.

The flow of air was checked at each of the accessible registers. Registers that were closed were not opened and registers that were blocked by furnishings or any other items were not checked. We did not attempt to measure the flow. We only observed that there was some flow of air from register to register. Exact measurement of air flow requires special equipment and is beyond the scope of our inspection. We recommend inquires of the seller regarding the warmth of the home's various rooms during the winter and the cooling of the rooms in the summer as it is beyond the scope of this inspection to comment on the comfort level achieved in each room in the house at various times of the year.

Air was observed flowing from each of the accessible registers.

### **Thermostat**

The wall-mounted thermostat was used to turn the heater on and off and was in serviceable condition.

### **General Comment**

The heater responded to normal operating controls and with routine maintenance should be reliable for many more years.

During the service life of all heating equipment, we recommend periodic review by the local gas utility company and servicing by a qualified and licensed contractor for continued safe and efficient operation. Filters, if present, should be replaced or cleaned at least twice a year to help filter out dust and prevent its reentry into the occupied interior.

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## **Central Air Conditioning**

A central air conditioning system consists of the cooling equipment, operating and safety controls and a means of distribution. These items are examined for function, excessive or unusual wear, and general state of repair. Condensing units are not tested if the outside temperature is too low for safe operation. Detailed testing of the cooling equipment components or predicting their life expectancy requires special equipment and is beyond the scope of this inspection. We recommend regular servicing of the cooling system and its related equipment to provide maximum service life. Window and wall mounted air conditioning units are not inspected. The cooling supply adequacy or distribution balance are not inspected.

## Description

- The air conditioning system provides conditioned air for the entire building and consisted of a gas compression system.
- The cooling capacity of the system was unknown. The data plate was not readable.
- The air conditioning equipment was arranged as a remote or split system.
- The condensing unit was located at the rear of the building.
- Date of manufacture: Appears to be an original installation.
- The electrical disconnect was located adjacent to and within the line of sight of the condensing unit.

## Observations and Recommendations

### Condensing Unit

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

The condensing unit was in serviceable condition.

### Refrigerant Lines

The suction line was checked during operation of the system and was cold. This is normal and is an indication the system was functioning.

**Preventative Maintenance** Insulation was missing from portions of the suction line. We recommend the missing insulation be replaced to condensation from freezing and maintain compressor efficiency.

The liquid line was also checked during the operation of the system and was warm. This too is normal and is also an indication the system was functioning.

### Evaporator Coil

The evaporator is the part of the air conditioning system used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

The evaporator coil is concealed within the furnace and was not visible. The system was functioning and we observed no indications to suggest the evaporator was not in serviceable condition.

Condensate waste was properly drained to an approved location. The drain line was in serviceable condition.

### General Comment

The air conditioning system responded to normal operating controls and conditioned air. Routine maintenance will maximize the service life of the equipment.

The heating and air conditioning systems share the same ductwork. A single thermostat controls both the heating and air conditioning. Any reportable conditions would appear under the heating section of this inspection report.

# Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for excessive wear and general state of repair. Some of these components may not be visible because of furnishings and/or storage. In such cases these items are not inspected. It is not uncommon for sections of the interior floors to be slightly sloped. This condition is the result of typical support system settlement and/or framing irregularities. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. If these conditions are of concern, more detailed evaluation should be obtained from a qualified engineer. Measurement and evaluation of floor slope is beyond the scope of our inspection.

## Description

- Number of bedrooms: Two.
- Number of bathrooms: Two.
- The walls were drywall.
- The ceilings were drywall, wood, and sprayed-on acoustic.
- The floor covering was carpet, vinyl, tile and wood.

## Observations and Recommendations

Hairline cracks are found on interior surfaces in most all buildings we inspect and are typically cosmetic in nature. This type of cracking is usually caused by settlement and/or shrinkage of building components. These cracks can be patched and painted to restore the cosmetic appearance of these interior surfaces. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

### Surfaces: Overall

The finished walls and ceilings were in good condition.

The sprayed-on acoustic ceiling material may contain asbestos. Asbestos is a potential health hazard. Neither dates nor visual examination can determine if asbestos is present. Actual asbestos content can only be determined by laboratory analysis.

**Monitor** We noted a water stain on the ceiling in the Rear Bedroom. It appears this is an old stain. We recommend this area be monitored and if moisture redevelops, the source of the stain should be identified and repaired.

The finished interior floors were in serviceable condition.

The condition of floors underneath carpet and other coverings cannot be determined and is specifically excluded from the inspection and report.

### Detectors: Overall

**Safety Upgrade** Smoke detectors are presently required on each floor (including basements), in the corridors leading to all sleeping areas, and in rooms where the ceiling height of a room open to a hallway serving the bedrooms exceeds that of the hallway by 24 inches or more. In newer buildings and those that have undergone renovation, hard-wired smoke detectors with battery backup are required in the corridors leading to all sleeping areas and in each of the sleeping rooms. Whether or not installation is required prior to sale, or as a consequence of remodeling, we strongly recommend their installation. Accessible smoke detectors are tested with their test

buttons. This method only verifies battery and/or horn function, but does not test the sensor(s) in the unit(s). Smoke detectors should be checked periodically in accordance with their manufacturers recommendations to ensure they remain fully operational. We recommend that smoke detector batteries be changed with any change in occupancy and twice a year thereafter. A convenient time to change batteries is with the changing of your clocks in the Spring and Fall.

**Safety Upgrade** A smoke detector was observed outside of, but not in the sleeping rooms. The smoke detector responded to its test button. For an increased margin of safety, we recommend smoke detectors be installed in each of the sleeping areas.

We observed a permanent source of heat in each of the habitable rooms throughout the building.

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## Windows and Doors

The windows and doors are visually examined for signs of excessive or unusual wear and general state of repair. The condition, extent and/or presence of flashing that may have been installed beneath the finished exterior finished surfaces can not be determined without destructive testing. Unless we observe signs of leakage or other conditions to warrant it, we do not recommend further inspection of these inaccessible areas. During extreme weather conditions, it is not unusual for some leakage to occur around doors and windows. This leakage can be reduced by annually inspecting these areas for gaps and cracks around the finished exterior surfaces and trim. All gaps should be caulked, sealed and maintained to help reduce water entry. Window channels and weep holes should be routinely cleaned to allow for proper drainage. The owner or occupant should be consulted regarding the maintenance and repair history of the doors and windows to determine the nature, extent and frequency of maintenance and repair that has been necessary and performed to date.

### Description

- The windows were metal frame.
- They operated as a combination of single-hung, jalousie, and horizontal sliding units.
- The window glazing was a combination of single and double pane.
- The doors were wood frame swinging, pocket, and aluminum sliding glass.
- The door glass units were double pane.

### Observations and Recommendations

We operate all entry doors and a representative number of interior doors and windows. We do not necessarily open, close, and latch every interior door and window. We recommend the exterior door locks be rekeyed after the transfer of ownership to ensure personal safety and security.

For homes with dual pane windows, failed seals (condensation) on insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however; we can make no guarantee that all windows with failed seals have been identified. Once you move in, you may notice additional failed seals that we were unable to identify at the time of inspection. Failed seals lose some of their insulating value but are primarily a cosmetic deficiency. Insulated units can be easily replaced by a glass contractor. If the possibility of additional failed seals is unacceptable after you take possession we recommend you have all windows further evaluated by a glass contractor prior to the expiration of your contingency period.

## Windows: Overall

A representative number of windows were operated and were in serviceable condition, except as noted below.

**Action Item** Broken glass was observed in the Rear Bedroom window. We recommend all broken glass be replaced.

## Doors: Overall

A representative number of doors were operated and were in serviceable condition.

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# Bathrooms

Bathroom fixtures are inspected, using their normal operating features and controls for function and leakage. The finished surfaces and hardware are examined for excessive or unusual wear and general state of repair. Issues related to plumbing and electrical are reported under the plumbing and electrical sections of the inspection report.

## Observations and Recommendations

The hardware, fixtures and finished surfaces in the bathrooms were generally in serviceable condition.

The bottom of a stall shower is referred to as the "shower pan". The pan collects the water and diverts it into the floor drain. Older pans often develop leaks. These leaks can be very small and difficult to detect. Water testing shower pans is beyond the scope of this home inspection but is typically performed by pest control companies during their inspection.

The finished walls in the tub(s) and/or shower(s) were tapped to test for signs of damage and deterioration. None were observed. The walls were in serviceable condition.

The joints between adjacent surfaces and/or dissimilar materials will always exhibit slight movement over time, because of different rates of expansion and contraction. We recommend these areas be kept sealed and maintained. A flexible sealant in lieu of rigid grout is preferable at these joints. We recommend the use of a quality sealant such as "GE Sanitary Silicone" or "Dow Corning 786" for bathroom caulking. Latex and "latex with silicone" sealants are inferior materials and their use in bathrooms is not recommended.

The shower glass enclosures were in serviceable condition and had visible labels identifying them as safety glass.

Bathroom ventilation was adequate to control normal moisture conditions.

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# Laundry

The visible laundry plumbing, electrical and venting components are inspected for general state of repair. We do not operate the washer and dryer. The finished surfaces are examined for excessive or unusual wear and general state of repair. Reportable plumbing and electrical conditions may be reported under the plumbing and electrical sections of the report.

## Observations and Recommendations

The laundry facilities were in a separate laundry room.

The hookups for the washer and dryer were in overall serviceable condition. The appliances themselves were not tested.

The dryer hookup is intended for a 240 volt electric unit only.

**Safety Upgrade** As there was no drain pan under the clothes washer, it would be advisable to shut off the water supply to the washer when it is not in use. The rubber hoses that supply the washer deteriorate over time and can burst. You may wish to replace the hoses. You can also install a single handle valve that makes it easy to shut off the water and/or an approved drained pan.

Clothes dryer vents are presently required to be a minimum 4 inch, smooth interior wall duct, no longer than 14 feet, with an unscreened hooded damper at the exterior termination no less than 3 feet from the property line. A flexible duct (maximum of 6 feet) may be used at the dryer connection, but can not go through floors or walls. Dryer vents must be periodically cleaned to remove the buildup of lint. Failure to do so could result in a fire.

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## Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Detailed evaluation of appliance components (thermostats, clocks and timers) would have to be provided by a qualified appliance technician. Free-standing ranges are operated but refrigerators, portable dishwashers, and portable microwave ovens are not tested. Due to time constraints self-cleaning features are not tested.

**Appliances** The following appliances were installed.

Range

Dishwasher

Disposal

Kitchen Exhaust Fan

Microwave Oven

## Observations and Recommendations

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition.

**Preventative Maintenance** The kitchen exhaust filter was greasy. This can become a fire hazard and we recommend the filter be thoroughly cleaned or replaced. Cleaning is usually most easily accomplished by placing it in the dishwasher and running it through the normal cycle.

**Upgrade** The kitchen dishwasher drain had no air-gap valve. The dishwasher will function without it, but this does not meet present standards and the contents of the disposal could be siphoned into the dishwasher. We recommend the installation of an air-gap device.

The condition of the kitchen hardware, fixtures and finished surfaces were in serviceable condition.

We recommend the purchase of a home warranty to cover the built-in appliances and major systems.

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## Chimney and Fireplace

Our inspection of fireplaces, wood stoves and fireplace inserts does not include their actual operation. We cannot offer opinions regarding fireplace, wood stove or fireplace insert performance; therefore, we recommend the owner or occupant be consulted in this regard. A fireplace has an interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas lighter. Accessible components are visually inspected for signs of failure, excessive or unusual wear and general state of repair. Fireplace construction renders areas inaccessible for our inspection. Zero clearance flue components are not removed for inspection because it is possible for inaccessible parts to come loose or disconnected. The inspection does not involve igniting or extinguishing fires nor the determination of draft.

### Description

- A fireplace insert was installed into the fireplace.
- The chimney was a prefabricated metal unit encased within a wood frame structure.
- Location: Living room.
- The chimney had a rain cap/spark arrestor.

### Observations and Recommendations

The upper portions of the fireplace chimney were inspected from ground level only because of its location in a common area and its height above the roofing surface. With access and an opportunity for examination, reportable conditions may be discovered. We recommend further inspection by a fireplace specialist who has the necessary equipment to access and inspect the chimney and the permission of the Homeowner's Association.

The appliance responded to operating controls and was in serviceable condition.

Because of the installation of the insert, we were unable to determine the condition of those areas of the fireplace that were not exposed to view.

It is important that chimneys be cleaned on a regular basis to prevent a buildup of creosote inside the flue which can catch fire. We recommend chimneys be inspected and cleaned if needed before use each year.

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## Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We examine the exposed and accessible attic components for excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

### Description

- The attic access was located in the hallway ceiling.

- The attic was inspected from the heating unit area.
- Ventilation was provided by eave and eyebrow vents.

## Observations and Recommendations

Our feeling regarding attic ventilation is that "you can never have too much". Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

The attic was adequately vented. Ventilation helps reduce attic moisture levels and prevents condensation on the under side of the roofing surfaces, sheathing, and framing. It also reduces heat build-up and provides greater interior comfort.

No signs of active leakage were observed. However, conditions can change and we recommend the attic be inspected, at least once during winter rains, for signs of leakage.

The attic was inspected from the heating unit service area only because of restricted clearances and the placement of heating ducts. Attempted access to this attic can be destructive to the finished surfaces below, ductwork, and insulation. We recommend secured walking boards be installed, and reconfiguration of the ductwork considered, if access to the attic space is necessary for repairs or further inspection.

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## Insulation And Energy Conservation

Insulation helps to reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if insulation is present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated or are insulated to current standards.

### Description

- Attic insulation consisting of blown-in fiberglass and fiber glass batts is present.
- The walls were insulated with fiberglass batts.
- Floor insulation consisting of fiberglass batts is present.
- The furnace ducts were insulated with fiberglass.

## Observations and Recommendations

**Upgrade** This building was partially insulated and is not as energy efficient as it could be. Upgrading can further reduce heat loss and gain and increase overall efficiency.

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## Structural Components

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, failure, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes.

Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stability's of soils, concrete footings and foundations, except as exhibited by their performance.

## Description

- The exterior walls were constructed of wood frame.
- Foundation type: Drilled pier and grade beam with intermediate piers.
- Foundation material: Poured concrete.
- The floor system was plywood supported by wood joists.
- The roof framing supporting the sheathing and surfaces were 2 x 6 wooden rafters.
- The material supporting the roofing surfaces was plywood.

## Observations and Recommendations

### Foundation

Hairline to small cracks, within normal tolerances, were visible in the accessible portions of the foundation. This cracking is often a result of shrinkage of materials and/or minor settlement. These conditions usually do not affect foundation strength, and no action is indicated.

There was a condition known as efflorescence on the foundation walls. This whitish, fuzzy material is a salt deposit left when internal foundation moisture evaporates. This indicates an occasional surplus of moisture around the foundation.

The structural elements of the building's floor, wall and roof systems were in serviceable condition and were performing as would be expected for a building of this age and type of construction.

### Seismic Considerations

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently of the foundation in the event of seismic activity.

Anchor bolts were in place as would be expected for a building of this age and construction.

Shear panels and/or shear walls are structurally rated plywood or composite panels installed on the building's framing. They help the framing resist lateral movement or "racking" in the event of seismic activity.

Due to the installation of interior wall finishes, we were unable to determine if the walls on either side of the garage door featured shear paneling.

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## Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper failure, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a

specialist. Although observed while in the crawl space, some items will be reported under the individual systems to which they belong.

## Description

- The crawl space was accessible from the Rear Bedroom closet.
- The crawl space was examined by crawling through it, but not all areas were readily accessible.
- Clearance between the soil and the framing was marginal.
- Ventilation was provided by screened openings around the perimeter.
- The soil was dry at the time of our inspection.
- The crawl space soil was covered with a vapor barrier.

## Observations and Recommendations

**Upgrade** Access to the crawl space was limited due to low clearances and the placement of plumbing lines. The minimal clearance in the crawl space restricts access not only for inspection, but also makes maintenance and repairs more difficult. As an upgrade we recommend excavation for easier access.

**Investigate Further** Clearance between the soil and the framing was marginal. Attention is directed to the pest inspection report for observations on these, and any other subarea component, or pest related conditions.

## Ventilation

Crawl space ventilation appears adequate in the areas that we had access. Good ventilation is important to keep moisture levels down. Keeping the vents clear of vegetation should be a part of regular maintenance.

**Action Item** Vent screens were torn, damaged and/or missing. We recommend replacement to prevent access to the crawl space by rodents and other pests.

**Action Item** Rodents have been active in the Crawlspace and Attic. We recommend that bait or traps be set and monitored. The owner should be consulted regarding the nature and extent of pest activity. For further evaluation and abatement, we recommend the advice and services of a licensed exterminator.

## Moisture

The crawl space was dry and we observed no moisture related reportable damage present to date.

Due to changing weather conditions and variations in rainfall accumulation, we are unable to determine the extent of future foundation wall seepage, soil moisture and/or surface pooling that may occur in the event of sustained and heavy rainfall. We are also unable to determine the presence, extent, and/or condition of any subsurface foundation drainage systems because their underground placement render them inaccessible for our inspection. We recommend the foundation areas be periodically inspected for **excessive and repeated** moisture accumulation and an engineered drainage system installed if damage and/or soil movement occur.

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## Environmental Concerns

Environmental issues include but are not limited to radon, asbestos, molds, lead-based paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil and air contamination are specifically excluded from this report. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis is desired or recommended, the advice and services of the appropriate specialists is advised.

Residential buildings constructed in or before 1978 may contain lead-based interior and exterior paint. Lead is considered a potential health threat if it is ingested or if the dust from it is inhaled. Pregnant women and young children are at the greatest risk. Paint can be tested for lead content by a lead paint consultant, abatement contractor or testing laboratory. Testing or evaluation for lead based paint is not within the scope of our inspection. For information regarding lead-based paint, please contact the Environmental Protection Agency.

Moisture in crawl spaces, plumbing leaks, condensation, roof leaks and other sources of moisture in a home may be a source for mold growth. Exposure to mold has been identified as a potential cause of many health problems including asthma, sinusitis, and infections in certain individuals. It is beyond the scope of this inspection to determine if mold is present in this structure, however, no visible mold was observed. If further evaluation is desired, we recommend the services of an Industrial Hygienist.

For information regarding environmental issues, we recommend you obtain and review the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers" available from your real estate professional.

## Conclusion

All buildings require routine maintenance and repair. Generally, older buildings and those in high exposure environments require more maintenance and repair. This varies depending on the nature, extent and quality of maintenance and upgrading performed over the years. Some of the reported maintenance and repair recommendations are of the type that some may be inclined to “live with” and others are necessary to minimize or prevent the progression of reportable conditions.

While we make an effort to identify reportable conditions, we are unable to predict the future conditions or performance. Conditions can change quickly, for this reason, we recommend that funds be budgeted yearly for maintenance and repairs.

Please feel free to call us at any time if you have questions regarding the report or our conversations on site.

**End of report.**

**Inspection Pro's, Inc.**

## Summary of Findings

The Summary of Findings is an inventory of reportable conditions discovered during our inspection that, we believe are the most significant of those observed. Reportable conditions are selected for the Summary because they may be a threat to health and safety, or because, if not attended to now, they could become much more significant very quickly, or because they could effect the habitability or enjoyment of the property. The cost of corrective action is not a factor in selecting items for the Summary and it should not influence which conditions are chosen for repair, replacement and/or upgrading. We do not assign responsibility for correction of the reportable conditions contained in the Summary. The decision(s) surrounding who is responsible for correction of the items and who will pay for these items is a matter best addressed by you and your agent and/or legal representative.

***IMPORTANT: The Summary of Findings does not contain every reportable condition observed during the inspection and it is not a substitute for the written report. We recommend you read the Summary of Findings after reading and highlighting the full written report. Together, these documents will provide you with a more complete picture and a better understanding of the condition of this property.***

**NOTE:** It is the policy of Inspection Pros, Inc. not to re-inspect Summary items. We recommend that Summary items be taken care of by qualified and licensed individuals familiar with this type of work. These individuals by virtue of their licensing and expertise can warrant the repairs and/or upgrades that have been completed in a “workmanlike” manner and can also provide written guarantees.

- 1) Exposed Romex below eight feet, was observed in the Garage, above the yard access door. Even if insulated we recommend all exposed wiring be mechanically protected or replaced with an approved wiring method.
- 2) Broken glass was observed in the Rear Bedroom window. We recommend all broken glass be replaced.
- 3) Vent screens were torn, damaged and/or missing. We recommend replacement to prevent access to the crawl space by rodents and other pests.
- 4) Rodents have been active in the Crawlspace and Attic. We recommend that bait or traps be set and monitored. The owner should be consulted regarding the nature and extent of pest activity. For further evaluation and abatement, we recommend the advice and services of a licensed exterminator.