

RFB PROPERTY INSPECTIONS

CALL 714-962-8712

March 23, 2007

Inspection for: Mr. Smith

Inspection address: 123 Main St. Newport Beach, CA 92626

Dear Mr. Smith:

At your request a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.

An earnest effort was made on your behalf to discover all visible defects that may affect the value of the property. Minor defects were included as a courtesy. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection report. Please be informed that this summary report is only a courtesy, please read the entire report to be fully informed of all defects at the time of the inspection. This inspection follows or exceeds the CREIA standards of practice.

REPORT SUMMARY

The following items need repair, monitoring, adjustments or further evaluations by experts in their respective fields. Through the evaluation process other defects may be discovered and repairs should be made as required:

EXTERIOR

WALLS:

CONDITION:

1. Stains/patches noted at back of home, ask seller about this.

TRIM:

CONDITION:

2. See termite report. Some minor deterioration noted.

PLUMBING

WATER HEATER:

CONDITION:

3. Age of water heater appears to be over its warranty period. Water heaters usually have a limited warranty for 5 years. This water heater appears to be 6 years old. Average life is 12 years old. Seismic straps are improperly installed. Two straps should be installed one would be 1/3rd of the way down from the top of the tank and the other 4 inches above the controls on the bottom of the tank. Bottom strap is too low. Pressure relief valve noted. Flue vent intact. Gas sediment trap recommended. A water shutoff valve is installed. Stains on ceiling noted, ask seller if it leaks. Location near master at exterior closet.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

SECONDARY HEATING SYSTEM:

4. Garage unit. Forced air. Operational. Servicing recommended if unit has not been serviced in the last 12 months.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

5. Furnace appears to be original at exterior closet by master. It was operational. Average life of a gas fired forced air furnace is 20 years. Life does extend further than this in Southern California because it is not used as often as back East. The age label was not readable. Ask the seller if they would know when it was installed. The manufacturer recommends annual servicing. Ask the seller for service records. If the unit has not been serviced in the past year we recommend servicing by a licensed heating contractor before the close of escrow and at that time the heat exchanger condition should be verified. Heat exchangers are beyond the scope of this inspection. A cracked heat exchanger is a fatal flaw which cannot be confirmed unless the furnace is disassembled. This is a possible SAFETY HAZARD.

AIR FILTERS:

6. Recommend changing/cleaning filters every three months. Ask the seller when was the last time they changed/cleaned the filter. Dirty filters not only make the air in the home unhealthy but can be destructive to your heating/cooling systems.

AIR CONDITIONING:

SYSTEM CONDITION:

7. Operational. Bedroom unit is 6 years old, average life is 15. A/C units should be serviced annually according to manufacturer. Ask the seller if they have service records. If there has not been servicing in the past year we recommend servicing before the close of escrow.

SECONDARY AIR CONDITIONING SYSTEM CONDITION:

8. Older unit for kitchen/living area. Servicing recommended if not serviced in the past 12 months. Operational.

DUCTWORK:

DUCTS/AIR SUPPLY:

9. Appears serviceable. Air flow seemed ample at all registers. Cleaning ducts is always recommended. Heating/cooling ducts have been known to harbor mites or various types of molds or fungus. An expert is always recommended for further

evaluation.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

10. Ground Fault Circuit Interrupter (GFCI) outlets are highly recommended for installation at exterior, garage, bathrooms & kitchen outlets. GFCI'S protect against electrical shock in any location that may be wet. This can be considered a major SAFETY CONCERN, they may save your life. GFCI protection evaluation is based on utilizing the test button only. All GFCI'S should be tested by the test button regularly. None found at exterior, pool and garage. Master GFCI appears scorched, replacement recommended. 1/2 bath GFCI power was off, so were the lights, ask seller about this. Two prong outlet noted in dining room. Correction recommended. Mystery switches were noted. When a switch is turned on and nothing seems to happen we call this a mystery switch. During the inspection this did happen many times. Ask seller if they would know what the switches are for. Lights are not operational in some areas, possibly due to bad bulbs, Alarm system noted. These systems are not tested. When the seller leaves these systems are disconnected since there is a monthly fee of usually 30 dollars and up per month. Brinks Home Security is offering my customers a free installation*. Simply call Lance Johnson at 800-874-9152 and tell him Ralph Bertke sent you. If you call him, would you let me know how it went. Thanks! Exterior back plugs did not work, correction recommended. Low voltage items not tested, stereo speakers, intercoms. Intercom radio works, stereo speakers not tested, ask seller to demonstrate these items. Loose plug cover by front door. TV not tested.

INTERIOR

DOORS:

OTHER EXTERIOR DOORS:

11. French. The french door in the master bathroom appears to be fogged, seal is damaged. Further evaluation by an expert is recommended.

INTERIOR DOORS:

12. Door stops are missing at several doors, door stops are recommended to prevent wall damage from the door knobs. All the bedroom entry doors rub on the carpet, a 3/4 clearance is recommended at the bottom of the doors for heating and cooling distribution, and can hinder emergency egress for small children, planeing/cutting the door is recommended. The latch needs an adjustment in the 3rd right bedroom.

WINDOWS:

TYPE & CONDITION:

13. Wood, Vinyl. Sliding, Single hung, Casement. The crank on the right side in the study is loose. The window in the 2nd front bedroom is difficult to operate, cleaning the tracks is recommended. Deterioration is noted in the 1st and 2nd front bedrooms on the window styles. A screen is missing in the window upstairs facing the front. The weather stripping is damaged in the upstairs window facing the back, also some minor wood deterioration is noted on the outside of the

window. Dual glazed windows may become fogged. It is not possible to evaluate the seals on thermopane windows as conditions change from morning to night, and season to season. All windows and doors should be checked by the manufacturer or an expert if fog is found. Fog was found today at master door window on left side.

INTERIOR WALLS:

MATERIAL & CONDITION:

14. Drywall. Typical cracks noted. It is normal for interior walls and ceilings to develop minor imperfections such as nail pops, nail holes, loose metal edging, seam openings, and settlement/shrinkage cracks. These conditions are typically in addition to normal wear and tear. These shortcomings are typically cosmetic in nature. Prior to repainting, have a qualified drywall/plaster specialist point up the imperfections. Minor imperfections were found today. Ask seller for touch-up paint. Stored items or furnishings prevent full inspection. A wet bar is noted. The sink appears serviceable, the plumbing under the sink appears serviceable, the faucet appears serviceable, the counter appears serviceable. Refrigerator was off, ask seller to demonstrate. TV not tested in master.

FLOORS:

TYPE & CONDITION:

15. Carpet, Wood, Tile. Furniture blocks view. Inspection is limited. The floor molding is loose upstairs on the right and left of the window facing the back. The general condition of the floors appears serviceable. Minor stains noted on carpet. Central vacuum noted, appears serviceable, have the seller demonstrate.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

16. Location #1: Living room. Masonry. Minor cracks noted, filling cracks is always recommended when cracks are large enough. Damper is operational. A damper door-clamp is recommended at the damper. The intent of this mechanical code is to prevent carbon monoxide poisoning. A possible SAFETY HAZARD exist. If we forget to open the damper when we start the gas logs, these dangerous gases may enter into the living space. This spillage may go unnoticed and undetected for some time. However, if we forget to open the damper when burning solid-fuel, we detect spillage of the smoke into the living space immediately. Gas is operational. Location #2: Library?. Masonry. Gas operational. Clamp recommended at damper. Damper operational. Location #3: Master. Gas valve not found, ask seller about this. Gas not operational. Damper did not function. A clamp on the damper is recommended. Location #4: Dining room. Wood burning only, gas is capped. Damper is operational.

SMOKE / FIRE DETECTOR:

COMMENTS:

17. Smoke detectors are located in the hall near bedroom doors. First one is operational, the second is not. Correction recommended. Smoke detectors are also highly recommended inside bedrooms. Detectors cost around \$10. This investment may save your life. Manufacturer requires bedroom detectors for

proper protection. This overrides state requirements. Smoke detectors should be checked regularly. At the close of escrow be sure to check your smoke detectors by pushing the test button. A beep should be heard within 10 seconds, if not change the battery.

GARAGE - CARPORT

MISCELLANEOUS:

18. Refrigerator was off, have the seller demonstrate.

KITCHEN - APPLIANCES - LAUNDRY

DISHWASHER:

CONDITION:

19. The door panel is loose, the liner and racks appear serviceable. Ask the seller the age and if there are any warranties. High loop method is utilized. Air gap device is recommended. This would prevent back siphonage which is a possible health hazard.

BATHROOMS

BATHROOM AREA:

CONDITION OF SINK:

20. The sink faucet drips. 2nd Front bedroom bath.

CONDITION OF TOILET:

21. Toilet runs, a flapper adjustment or replacement is usually the cure. 2nd Front bedroom bath.

TUB/SHOWER PLUMBING FIXTURES:

22. The shower diverter control drips when the showerhead is on, the faucet drips, adjustments are recommended. 2nd Front bedroom bath.

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

23. The tub faucet drips. 3rd Front bedroom bath.

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

24. A spa is noted, all the jets were operational, drain stopper did not function properly, an adjustment is recommended. The access panel is located on the right side of the tub, the door is loose. Steammist not tested in shower, have seller demonstrate. Master bath.

TUB/SHOWER AND WALLS:

25. The enclosure has a damaged weather stripping which makes the shower door difficult to operate, an adjustment is recommended. Master bath.

BATHROOM AREA:

CONDITION OF SINK:

26. The drain stopper does not hold water, a simple adjustment is recommended. 1/2 bath.

CONDITION OF TOILET:

27. A hairline crack is noted on the top of the toilet tank, appears stable. 1/2 bath.

POOL/HOT TUB & EQUIPMENT

POOL SURFACE:

CONDITION:

28. Minor stains noted. Pool plaster average life is 15 years. Ask seller the age of the surface. Listing agent said it may be only 1 year old.

POOL LIGHT:

29. Not operable for both pool and spa. Could not find switch, ask seller to demonstrate.

PUMPING EQUIPMENT:

PUMP/MOTOR CONDITION:

30. Pump is operational. Average life is 10 years. Ask the seller the age of the pump and if there are any warranties.

PRIMARY FILTERING:

31. Appears serviceable. Pressure gauge on top foggy, replacement recommended.

ELECTRIC CONTROLS:

32. Terminal protector is missing from within timer. Replacement recommended. Mystery switches noted. Ask seller to demonstrate at pool equipment. Ask seller for any guarantees or warranties of pool and equipment.

POOL ENCLOSURE:

TYPE AND CONDITION:

33. Gates should be self closing and self latching. This will keep out neighbor children so that they may be safe from possible drowning. A SAFETY HAZARD exist. Alarms recommended at doors leading to pool if you have small children.

SPA/HOT TUB:

34. Concrete/Plaster surface is in good overall condition. Switch for spa jets not found, ask seller to demonstrate. Light switch not found.

GROUNDS

LANDSCAPING:

CONDITION:

35. NOTE: Low voltage lighting systems are not inspected. These systems need constant maintenance and timers are preset and should not be interfered with. Ask seller to demonstrate. Trees planted close to structure. Roots or branches can be destructive. Ask seller if roots have caused problems with plumbing or foundation.

GRADING:

SITE:

36. A steep slope may be of concern since movement of the hillside is possible. At this time there is no large ground cracks visible. Contacting your local association or building department may be helpful for past history and possible recommendations. Evidence of poor drainage, Grade slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation . If this is not possible drains are recommended. Drains observed. Before the rainy season we recommend you test the drains by putting a hose near the drain. If the water pools we advise hiring an expert to clean out the pipes so it will drain properly.

PATIO/PORCH COVER:

CONDITION:

37. Minor damage/loose board by back door noted. Heater switches not found, have the seller demonstrate. Fountains dry, have the seller demonstrate.

FENCES & GATES:

CONDITION:

38. Masonry wall has minor cracks. Fill cracks and monitor for future movement and repair. Gate needs repair and adjustment, Gate self closing device needed. Big piece of granite near gate, removal recommended.

Please read the entire report for all defects reported!

Thank you for selecting our firm.

Sincerely,

RALPH BERTKE, SENIOR INSPECTOR

RFB PROPERTY INSPECTIONS

714-962-8712

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INSPECTION CONDITIONS

RFB Property Inspections
18198 Bryce Court
Fountain Valley, CA 92708
714-962-8712.



CLIENT & SITE INFORMATION:

FILE #: 2079.
DATE OF INSPECTION: 3/23/01.
TIME OF INSPECTION: 3:00pm.
CLIENT NAME: Mr. Smith.
INSPECTION SITE: 123 Main St.
INSPECTION SITE CITY/STATE/ZIP: Newport Beach, CA 92626.

CLIMATIC CONDITIONS:

WEATHER: Clear.
APPROXIMATE OUTSIDE TEMPERATURE in F: 60-70.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 1981=20 years.
BUILDING TYPE: 1 family.
STORIES: 2.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED? Partially.
PEOPLE PRESENT: Selling agent, Listing agent, Purchaser.

PAYMENT INFORMATION:

TOTAL FEE: \$470.00.
PAID BY: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help you the client in making your own evaluation of the overall condition of the home or building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This inspection follows or exceeds the guidelines of the The Standards of Practice & Code of Ethics of the California Real Estate Inspection Association. A free copy of the guidelines may be obtained upon request. The report expresses the personal opinions of the inspector, based upon my visual impressions of the conditions that existed at the time of the inspection only. 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. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. This inspector is a generalist who has performed this inspection not as an expert but as a person trained to spot defects and to report those defects to you the consumer. During the evaluation/repair process other defects may be noted and should be repaired as required. This is not a technical or exhaustive inspection where every defect will be found because of time constraints.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics; timers or building code conformity. Any general comments about these systems and conditions are informational only and do not represent part of the inspection. Checking for permits and square footage of finished areas and porch covers and utility buildings is advisable. Utility buildings are not inspected unless a special fee is agreed upon.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

I certify that I do not have any interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. A possibility exist that you will be living in a flood zone. Check with your agent about this and the potential problems that may exist. Thank you for reading this disclaimer.

EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Room additions, new windows, patio covers, garages, extra structures, new electrical or plumbing should be installed with permits, check for permits at your local building department. All wood trim and wood siding should be examined by a qualified termite company. All chimneys and their components should have a level 2 inspection by a certified chimney sweep. All crawl spaces that are not accessible because of size restrictions should be corrected and a re-inspection should be considered. Weep screed clearance should be a minimum of 2 inches from concrete or hardscape and 4 inches from soil to prevent improper wall drainage and moisture related damage as well as a path for wood destroying insects/organisms. Moisture stains noted on exterior/interior walls should be evaluated by a mold inspector. This is beyond the scope of our inspection.

WALLS:

MATERIAL:

Stucco with wood frame construction.

CONDITION:

Cracks noted are typical. Monitor for future movement and repairs as needed. Weep screed was not visible in certain areas, this is the bottom metal which helps release moisture from a stucco wall. Ideally, there should be a 2 inch clearance from concrete or hardscape and a 4 inch clearance from soil. Covering the weep or not having one may prevent proper wall drainage which causes moisture damage and may allow a path for wood destroying insects/organisms. At this time there is no visible related problems. If you experience moisture stains/damage on walls inside by base moldings then a correction by adding a weep screed at the required height would be recommended. See termite report. Stains/patches noted, ask seller about this.



TRIM:

MATERIAL:

Wood.

CONDITION:

See termite report. Some minor deterioration noted.

CHIMNEY:

MATERIAL:

Stucco/masonry.

CONDITION:

Not fully visible. Annual cleaning recommended by a certified chimney sweep. Ask seller when was the last time they had it cleaned. Shrouds on chimney caps sometimes are the wrong size and are not approved by the manufacturer. Check with fireplace manufacturer if this shroud is approved if you are having difficulty with the draft. No problems noted at this time. Minor cracks noted. If cracks get larger then filling cracks is recommended.

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SLAB ON GRADE:

CONDITION:

Slab is not visible due to carpet and/or floor covering. Exterior foundation shows no major cracks. Monitor for future movement and repairs as needed. A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab on grade)

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Typical maintenance should be performed annually. Typical maintenance is the repair or replacement of cracked, broken, missing or loose tiles and/or shingles and repair/replacement of flashings and vent caps by a qualified roofing contractor. Ask seller for annual service records. Attic insulation R-value is not calculated. If this is a concern then an expert should be consulted. All framing components in the attic should be examined by a qualified termite inspection company. Leaks/stains may be due to many factors. Hidden damage is possible. See the termite report for damage. Fire blocking is usually not visible and is not verified.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Access to attic is in the bedroom closet and hallway. Conventional framing is noted with wood sheathing. Stains noted, see the termite report for further evaluation. Ventilation is provided, No walk way provided, access was limited. Walkways provide safe access of attic area. Without safe access damage to wiring, heat ducts, drywall/plaster, insulation, lights, fans, plumbing pipes, and/or gas pipes may occur. Injury to the inspector may also occur. Walkways are highly recommended. Newer electrical wiring noted. Ask seller if there was a permit or who did the work and if they guarantee their work.

INSULATION TYPE AND CONDITION:

Fiberglass batts, R-value is not calculated, this is beyond the scope of this inspection. Some insulation is out of place. Correction recommended.

ROOF:

STYLE:

Hip.

TYPE:

Tile.

ROOF ACCESS:

Unable to fully access. Access on roof was limited because damage could result by walking on roof. Viewed from roof edge on ladder, Viewed from window.

ROOF COVERING STATUS:

Serviceable. Roof appears to be in good condition at this time. TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing/loose tiles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Mastic is used around vent pipes and flashings. Active leakage may or may not be present. Maintenance recommended annually before rainy season.

2079x

GUTTERS & DOWNSPOUTS:

TYPE &

CONDITION:

Partial, Route downspouts away from the building. Rain water should not be able to collect near foundations.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating 6 to 24 inches above floor elevation. If no drain is located in the floor or slope is poor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Galvanized piping should be examined by an expert since this type of piping is problematic. Water heater life expectancy cannot be calculated. Plastic waste lines ABS are under recall in some circumstances. Call your local building department for further information. Galvanized and cast iron piping have been known to rust and deteriorate. These items should be constantly monitored for future leaks. Gas shut off at meter should have a wrench near by for safety. Seismic gas shut-off valves are recommended for safety. Back flow preventers recommended at hose faucets for safety. Home Warranty companies will not replace your water heater if it leaks if there are any pre-existing code violations. Almost all water heaters have a code violation. Be sure a licensed plumbing contractor corrects any code violations listed in this report or that are found after this report. This will happen on any appliance/furnace/A/C unit in the home. Home Warranty companies will find anyway possible not to do the repair.

MAIN LINE:

MATERIAL:

Appears to be copper. Most of the line is buried and cannot be fully determined.

CONDITION:

Main shut-off is located in the front. Valves are never tested, leaks always develop if valve has not been maintained. If this is a concern then we suggest the seller demonstrate operation and if there are leaks then repairs are recommended. PSI pressure is 70, water pressure is satisfactory. Monitor this condition. If pressure exceeds 80 PSI then an adjustment to the regulator would be recommended. If there is no regulator then one would be recommended to be installed. Regulator installed, rust noted. Main line appears to be 1 inch. This is usually adequate for most home needs. Main valve has some corrosion. Valves should be turned regularly and lubricated to resist corrosion. This valve appears to be neglected. No active leakage noted at this time.



SUPPLY LINES:

MATERIAL:

Appears to be copper. Most of the piping is in the walls and cannot fully be determined.

CONDITION:

Minor corrosion is noted, functional flow appears serviceable.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Not fully visible. Functional drainage and vents appears serviceable.

2079x

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

TYPE: Gas.
SIZE: 75 gallon.
LOCATION: Exterior closet by master.
CONDITION: Age of water heater appears to be over it's warranty period. Water heaters usually have a limited warranty for 5 years. This water heater appears to be 6 years old. Average life is 12 years old. Seismic straps are improperly installed. Two straps should be installed one would be 1/3rd of the way down from the top of the tank and the other 4 inches above the controls on the bottom of the tank. Bottom strap is too low. Pressure relief valve noted. Flue vent intact. Gas sediment trap recommended. A water shutoff valve is installed. Stains on ceiling noted, ask seller if it leaks.

WATER HEATER #2:

TYPE: Gas.
SIZE: 50 Gallons.
LOCATION: Garage.
CONDITION: Appears serviceable. Unit is 5 years old. Straps are serviceable. Flue vent is intact, A water shutoff valve is installed, Pressure relief valve noted, not tested.

FUEL SYSTEM:

METER/TANK
LOCATION-
CONDITION: Meter located at exterior. System appears serviceable, Lines not corrosion proofed, painting of the gas pipes is recommended to keep pipes from rusting. Connections and shut off valve appears serviceable.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector does not light pilot lights. Damage may occur. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Furnaces and air conditioning systems should be serviced annually according to most manufacturers. Ask seller for service records. Changing of air filters or cleaning of air filters is highly recommended every three months. If filters are not changed regularly this can be very destructive to your heating/cooling systems.

HEATING SYSTEM DESCRIPTION:

LOCATION OF

PRIMARY UNIT: Exterior closet by master.

SYSTEM TYPE: Forced Air.

FUEL TYPE AND

NOTES: Natural Gas.

SECONDARY

HEATING

SYSTEM: Garage unit. Forced air. Operational. Servicing recommended.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Furnace appears to be original. It was operational. Average life of a gas fired forced air furnace is 20 years. Life does extend further than this in Southern California because it is not used as often as back East. The age label was not readable. Ask the seller if they would know when it was installed. Probably 20 years ago. The manufacturer recommends annual servicing. Ask the seller for service records. If the unit has not been serviced in the past year we recommend servicing by a licensed heating contractor before the close of escrow and at that time the heat exchanger condition should be verified. Heat exchangers are beyond the scope of this inspection. A cracked heat exchanger is a fatal flaw which cannot be confirmed unless the furnace is disassembled. This is a possible SAFETY HAZARD.



COMBUSTION

AIR: Appears serviceable.

VENTING: Appears serviceable, not fully visible.

AIR FILTERS: Recommend changing/cleaning filters every three months. Ask the seller when was the last time they changed/cleaned the filter. Dirty filters not only make the air in the home unhealthy but can be destructive to your heating/cooling systems.

2079x

NORMAL CONTROLS: Appear serviceable.

AIR CONDITIONING:

TYPE: Central.

POWER SOURCE: 220 Volt, Electrical disconnect present.

RETURN AIR TEMPERATURE: 70.

SUPPLY AIR TEMPERATURE: 55.

AIR TEMPERATURE DROP: 15.

SYSTEM CONDITION: Operational. Bedroom unit is 6 years old, average life is 15. A/C units should be serviced annually according to manufacturer. Ask the seller if they have service records. If there has not been servicing in the past year we recommend servicing before the close of escrow.



CONDENSATE LINE: Present.

NORMAL CONTROLS: Appear serviceable.

SECONDARY AIR CONDITIONING SYSTEM CONDITION: Older unit for kitchen/living area. Servicing recommended if not serviced in the past 12 months. Operational.

DUCTWORK:

TYPE: Flexible Round.

DUCTS/AIR SUPPLY: Appears serviceable. Air flow seemed ample at all registers. Cleaning ducts is always recommended. Heating/cooling ducts have been known to harbor mites or various types of molds or fungus. An expert is always recommended for further evaluation.

SECONDARY SYSTEM DUCTWORK: Appears serviceable.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires inspection and maintenance by a licensed electrician familiar with aluminum wiring. Operation of time clocks and motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. If the light fixture still does not work then a licensed electrician should evaluate and repair the light. Smoke Alarms should be installed in hallways close to all bedroom doors, and tested regularly/weekly. Detectors are highly recommended in bedrooms and on each floor. Check with your local building department for more information about proper installation. Most wiring is not visual and individual outlets are not opened. Flickering of lights is usually caused by power not being balanced. This situation can only be detected by a qualified electrician. This is beyond the scope of this inspection. At the time of the inspection flickering was not noted. Outlets are not tested if they are behind furniture. Some switches are a mystery and the seller should be contacted to its function. Time restraints prohibit exhaustive investigations. Unlabeled breakers should be investigated by a licensed electrician. Federal Pacific stab-lok breakers are known to be a possible fire hazard. An electrician familiar with this type of breaker should be consulted. See more information on the internet by typing federal pacific stab-lok breakers in your search engine. Alarm systems are beyond the scope of this inspection along with any low voltage wiring such as stereo speakers, lawn sprinkler systems, thermostats, malibu lighting, telephone systems, internet systems, etc. Stored items and furniture are not moved during inspections, this limits the scope of the inspection.

SERVICE:

TYPE AND

CONDITION:

Underground, 110/220 Volt, Circuit breakers noted. Ground wire system not fully visible. Ground wire visible.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION AND

NOTES:

Exterior of house. Amperage at main panel is 200. Clasp to lock panel is broken.



SUBPANEL #1

LOCATION:

Garage.

SUBPANEL #2

LOCATION:

Pool.

SUB PANEL

NOTES:

Appears serviceable.

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CONDUCTORS:

ENTRANCE

CABLES:

Aluminum- OK.

BRANCH

WIRING:

Copper with non-metalic sheathed cable noted. Aluminum (220 volt OK)

SWITCHES & OUTLETS:

CONDITION:

Ground Fault Circuit Interrupter (GFCI) outlets are highly recommended for installation at exterior, garage, bathrooms & kitchen outlets. GFCI'S protect against electrical shock in any location that may be wet. This can be considered a major SAFETY CONCERN, they may save your life. GFCI protection evaluation is based on utilizing the test button only. All GFCI'S should be tested by the test button regularly. None found at exterior, pool and garage. Master GFCI appears scorched in master. 1/2 bath GFCI power was off, so were the lights, ask seller about this. Two prong outlet noted in dining room. Correction recommended. Mystery switches were noted. When a switch is turned on and nothing seems to happen we call this a mystery switch. During the inspection this did happen. Ask seller if they would know what the switches are for. Lights are not operational in some areas, possibly due to bad bulbs, Alarm system noted. These systems are not tested. When the seller leaves these systems are disconnected since there is a monthly fee of usually 30 dollars and up per month. Brinks Home Security is offering my customers a free installation*. Simply call Lance Johnson at 800-874-9152 and tell him Ralph Bertke sent you. If you call him, would you let me know how it went. Thanks! Exterior back plugs did not work, correction recommended. Low voltage items not tested, stereo speakers, intercoms. Intercom radio works, stereo speakers not tested. Loose plug cover by front door. TV not tested.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors, water stains or like conditions is not a part of this inspection. If you smell moist odors or see moisture stains then a MOLD specialist should be consulted. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Fogged windows and doors are beyond the scope of this inspection. Check with owners/manufacturer/builder for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks or creosote build-up have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Black stains on walls may be a sign that mold is present. Further evaluation by a mold expert is recommended. Acoustic spray on ceilings may contain asbestos if the home was built before 1978. Consult with an expert for further evaluation. Stairs and handrails should have no openings wider than 4 inches by today's standards. Additional protection should be supplied if you have small children. Webbing, plexiglass or changing the railing/stairs are some alternatives. Call your local building department for proper placement of smoke detectors. Detectors should be checked regularly/weekly. Final walk through usually shows damaged areas that were not visible during the inspection, this should be addressed at this time.

DOORS:

MAIN ENTRY

DOOR:

The front door is serviceable. The weather stripping is serviceable. The hardware is serviceable. The door bell is operational.

OTHER EXTERIOR DOORS:

French. The french door in the master bathroom appears to be fogged, seal is damaged. The rest of the french doors appear serviceable, the latching hardware for all the doors appears operational, screen doors are recommended. The door in the laundry area appears serviceable, the latching hardware is operational. The door by the wet bar appears serviceable, the latching hardware is operational.

INTERIOR DOORS:

Door stops are missing at several doors, door stops are recommended to prevent wall damage from the door knobs. All the bedroom entry doors rub on the carpet, a 3/4 clearance is recommended at the bottom of the doors for heating and cooling distribution, and can hinder emergency egress for small children, planeing/cutting the door is recommended. The latch needs an adjustment in the 3rd right bedroom.

WINDOWS:

TYPE & CONDITION:

Wood, Vinyl. Sliding, Single hung, Casement. The crank on the right side in the study is loose. The window in the 2nd front bedroom is difficult, cleaning the tracks is recommended. Deterioration is noted in the 1st and 2nd front bedrooms on the window stiles. A screen is missing in the window upstairs facing the front. The weather stripping is damaged in the upstairs window facing the back, also some minor wood deterioration is noted on the outside of the window. Furniture blocks full view and inspection of the windows is limited. Dual glazed windows may become fogged. It is not possible to evaluate the seals on thermopane windows as conditions change from morning to night, and season to season. All windows and doors should be checked by the manufacturer or an expert if fog is found. Fog was found today at master door window on left side..

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall. Typical cracks noted. It is normal for interior walls and ceilings to develop minor imperfections such as nail pops, nail holes, loose metal edging, seam openings, and settlement/shrinkage cracks. These conditions are typically in addition to normal wear and tear. These shortcomings are typically cosmetic in nature. Prior to repainting, have a qualified drywall/plaster specialist point up the imperfections. Minor imperfections were found today. Ask seller for touch-up paint. Stored items or furnishings prevent full inspection. A wet bar is noted. The sink appears serviceable, the plumbing under the sink appears serviceable, the faucet appears serviceable, the counter appears serviceable. Refrigerator was off, ask seller to demonstrate. TV not tested.

CEILINGS:

TYPE & CONDITION:

Drywall, Typical cracks noted, minor imperfections were found.

FLOORS:

TYPE & CONDITION:

Carpet, Wood, Tile. Furniture blocks view. Inspection is limited. The floor molding is loose upstairs on the right and left of the window facing the back. The general condition of the floors appears serviceable. Minor stains noted on carpet. Central vacuum noted, appears serviceable, have the seller demonstrate.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

Location #1: Living room. Masonry. Minor cracks noted, filling cracks is always recommended when cracks are large enough. Damper is operational, A damper door-clamp is recommended at the damper. The intent of this mechanical code is to prevent carbon monoxide poisoning. A possible SAFETY HAZARD exist. If we forget to open the damper when we start the gas logs, these dangerous gases may enter into the living space. This spillage may go unnoticed and undetected for some time. However, if we forget to open the damper when burning solid-fuel, we detect spillage of the smoke into the living space immediately. Gas is operational. Location #2: Library. Masonry. Gas operational. Clamp recommended at damper. Damper operational. Location #3: Master. Gas valve not found, ask seller about this. Gas not operational. Damper did not function. A clamp on the damper is recommended. Location #4: Dining room. Wood burning only, gas is capped. Damper is operational.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke detectors are located in the hall near bedroom doors. First one is operational, the second is not. Correction recommended. Smoke detectors are also highly recommended inside bedrooms. Detectors cost around \$10. This investment may save your life. Manufacturer requires bedroom detectors for proper protection. This overrides state requirements. Smoke detectors should be checked regularly. At the close of escrow be sure to check your smoke detectors by pushing the test button. A beep should be heard within 10 seconds, if not change the battery.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Any holes in firewalls should be repaired with approved materials. Fire doors should not have pet doors installed and should be solid core self closing doors. GFCI protection of electrical plugs should be considered. Vehicle doors should have an auto reverse mechanism installed. Storage in attic areas is not recommended. The framing is usually too weak to support heavy loads. Cracks in floors and walls are usually typical in nature unless they are over 1/4 of an inch in thickness. This thickness may indicate active movement which can be monitored and evaluated by an expert. Exposed wiring in garages may be subject to damage, conduit is recommended. Exterior doors usually do not have a threshold which would stop rain water intrusion. Exterior doors should have solid cores.

TYPE:

LOCATION: Attached.

FLOOR:

CONDITION: Appears serviceable.

FIRE WALL:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Roll up. Automatic door openers- operational, sensors were operational. Minor dent noted.

MISCELLANEOUS:

Exterior door is serviceable. Firedoor is serviceable. Stored items restrict viewing of the garage area. Refrigerator was off, have the seller demonstrate.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers/refrigerators and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Leaking air gaps prevents full inspection of the dishwasher. Kitchen appliances are only inspected for functionality. They are not technically inspected. If this is a concern a licensed technician should be consulted for further evaluation and recommendations.

KITCHEN SINK:

TYPE AND CONDITION:

The kitchen sink is porcelain. The kitchen sink is serviceable. The Plumbing under kitchen sink appears serviceable although not fully visible because of personal items blocking view. Patching is noted under the sink on the walls, no leaking was noted. Minor rust is noted on the underside of the sink. Purifiers noted under sink, these are usually the seller's and are not inspected. If the seller is leaving them ask for any warranties and the proper maintenance procedures. The kitchen sink faucet is serviceable. Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/ CONDITION:

Electric. Separate cook top. The burners are serviceable. The griddle appears serviceable, when the griddle was tested a noise was noted, then it stopped. The electric oven is serviceable. Average life is 10 years. Ask the seller the age and if there are any warranties. Mixer appears serviceable next to it.

VENTILATION:

TYPE AND CONDITION:

External. The vent is located in the cook top, it appears functional.

REFRIGERATOR:

TYPE AND CONDITION:

The refrigerator appears serviceable. If you are going to buy this appliance then further evaluation by an appliance dealer/expert is recommended.

DISHWASHER:

CONDITION:

The door panel is loose, the liner and racks appear serviceable. The door seals appear serviceable. The dishwasher is serviceable. Average life is 10 years. Ask the seller the age and if there are any warranties. High loop method is utilized. Air gap device is recommended. This would prevent back siphonage which is a health hazard.

GARBAGE DISPOSAL:

CONDITION:

The garbage disposal is serviceable. Average life is 10 years. Ask the seller the age and if there are any warranties. Wiring appears serviceable.

TRASH COMPACTOR:

CONDITION: Appears serviceable. Average life is 10 years. Ask the seller the age and if there are any warranties.

OTHER BUILT-INS:

MICROWAVE: The built-in microwave is serviceable. Average life is 10 years. Ask the seller the age and if there are any warranties.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: The counters are granite. The cabinets are serviceable. Plugs needed at every counter so extension chords will not be utilized. A plug is missing at the island.

**WALLS/CEILINGS/
FLOORS:** The walls and ceilings appear serviceable. The floor covering tile. Appears serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Hoses may be deteriorated and should be changed to steel threaded type hoses for added protection.

LAUNDRY:

LOCATION: Service area by garage.

CONDITION: Plumbing not fully visible. Most of the piping is in the walls. No leaks were noted. Some minor corrosion noted, monitor this condition for future leaks. Electrical outlet is grounded, 220 Service-operational, Gas service pipe is provided, Unable to view gas valve, machines are not moved during inspection. Dryer venting is provided. Dryer vents should be cleaned regularly for lint build up, ask seller if he has maintained the vent recently. Lint build up has been known to be a fire hazard.

WASHER AND DRYER:

**CLOTHES
WASHER:** Washer and Dryer's are not inspected. These appliances are usually the seller's or if you are purchasing them you should contact an appliance expert for further evaluation or ask the seller for any warranties or guarantees or purchase a home warranty with washer/dryer coverage. This is beyond the scope of our inspection. They are not moved during the inspection so viewing is limited.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future. Tempered glass for shower doors and lower windows is highly recommended. Usually the tempered glass label is worn and cannot be verified.

BATHROOM AREA:

BATH LOCATION: 1st front bedroom.

CONDITION OF SINK: Appears serviceable. Plumbing under the sink appears serviceable. Drain appear serviceable. Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable. Drain appears serviceable. Shower head appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable. Shower walls appear serviceable. Enclosure appears serviceable.

BATH VENTILATION: The fan appears serviceable.

BATHROOM AREA:

BATH LOCATION: 2nd front bedroom.

CONDITION OF SINK: Appears serviceable. Plumbing under the sink appears serviceable. The sink faucet drips. Drain appear serviceable. Counters/cabinets appear serviceable. 2nd Front bedroom bath.

CONDITION OF TOILET: Toilet runs, a flapper adjustment or replacement is usually the cure. Minor plumbing repairs will be needed to restore proper operation. 2nd Front bedroom bath.

TUB/SHOWER PLUMBING FIXTURES: The shower diverter control drips when the showerhead is on, the faucet drips, adjustments are recommended. Drain appears serviceable. Shower head appears serviceable. 2nd Front bedroom bath.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable. Shower walls appear serviceable. Enclosure appears serviceable.

BATH VENTILATION: Appears serviceable, a window is present. A fan is also recommended for futher ventilation.

BATHROOM AREA:

BATH LOCATION: 3rd front bedroom.

CONDITION OF SINK: Appears serviceable. Plumbing under the sink appears serviceable. A patch is noted under the sink on the back wall, you may want to ask the seller about this. Drain appear serviceable. Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: The tub faucet drips. Drain appears serviceable. Shower head appears serviceable. 3rd Front bedroom bath.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable. Shower walls appear serviceable. Enclosure appears serviceable.

BATH VENTILATION: Appears serviceable, a window is present. A fan is also recommended for futher ventilation.

BATHROOM AREA:

BATH LOCATION: Master bedroom.

CONDITION OF SINK: Double sinks. Appears serviceable. Plumbing under the sinks appears serviceable. A patch is noted on the wall under the left sink. Drains appear serviceable. Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: A spa is noted, all the jets were operational, water leaks from the drain stopper, an adjustment is recommended. The access panel is located on the right side of the tub, the door is loose. The tub appears serviceable. The faucet is serviceable. Shower head appears serviceable. Steammist not tested in shower, have seller demonstrate. Master bath.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable. Shower walls appear serviceable. The enclosure has damaged weather stripping which makes the shower door difficult to operate, an adjustment is recommended. Master bath.

BATH VENTILATION: The fan appears serviceable.

BATHROOM AREA:

BATH LOCATION: 1/2 Down.

CONDITION OF SINK: A pedestal sink is noted. Appears serviceable. Plumbing behind the sink appears serviceable. The drain stopper does not hold water, a simple adjustment is recommended. Drain appear serviceable. 1/2 bath.

CONDITION OF TOILET: Appears serviceable. A hairline crack is noted on the top of the toilet tank, appears stable. 1/2 bath.

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BATH

VENTILATION:

The fan appears serviceable.

POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. GFCI Protection is highly recommended at pool equipment and any plugs that are in visual range of the pool. Be sure to check your GFCI'S periodically for proper operation. Access to the pool should always be secured by self closing and self latching gates, alarms installed at all doors leading to the pool area and fences that are not climbable and are at least 4 feet high. Bonding of all pool equipment and diving boards, slides, lighting and any other metal in the pool area is highly recommended.

POOL SURFACE:

TYPE: Concrete/Plaster.
CONDITION: Appears Serviceable. Minor stains noted. Pool plaster average life is 15 years. Ask seller the age of the surface. Listing agent said it may be only 1 year old.



SKIMMER & BASKET:

CONDITION: Appears Serviceable.

POOL LIGHT:

Not operable for both pool and spa. Could not find switch, ask seller to demonstrate.

PUMPING EQUIPMENT:

**PUMP/MOTOR
 CONDITION:** Pump is operational. Average life is 10 years. Ask the seller the age of the pump and if there are any warranties.

**PRIMARY
 FILTERING:** Appears serviceable. Gauge on top foggy, replacement recommended.

VISIBLE PLUMBING LINE:

CONDITION: Appears serviceable.

HEATERS:

**TYPE AND
 CONDITION:** Natural gas, appears serviceable.

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ELECTRIC CONTROLS:

Terminal protector is missing from within timer. Replacement recommended. Mystery switches noted. Ask seller to demonstrate.

POOL DECKING:

**TYPE AND
CONDITION:**

Concrete, Appears serviceable.

POOL ENCLOSURE:

**TYPE AND
CONDITION:**

Gates should be self closing and self latching. This will keep out neighbor children so that they may be safe from possible drowning. A SAFETY HAZARD exist. Alarms recommended at doors leading to pool if you have small children.

SPA/HOT TUB:

Concrete/Plaster surface is in good overall condition. Switch for spa jets not found, ask seller to demonstrate. Light switch not found.

LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine leaks of underground piping or poor coverage of sprinklers since this is an ongoing maintenance issue. Inquire with the sellers of the property for proper function of timers and valves . Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

SPRINKLER HEADS:

CONDITION:

Sprinklers are very difficult to inspect since most of the pipes are underground and leaks are hard to verify. Sprinkler heads are always in need of repair or adjustment and sprinkler timers should not be tampered with since they are preset and may not function as settings may be disturbed during inspection. We recommend that the seller should demonstrate before the close of escrow and at that time leaks and adjustments can be verified. Sprinklers should not spray on the house, concrete walks or fences.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. The general grading of the property should be such that ground surface and roof runoff water is diverted away from the foundation walls. On sloping properties, water drainage paths can be controlled by developing swales that are designed to harmlessly carry off the water. The grading at the foundation walls should always slope positively away at a rate of at least one inch per foot for a minimum of five to seven feet. A good test of the grading is to walk around the perimeter of the house immediately after a heavy rain and check for mud holes or pools of water at the foundation walls. Negative grading and water pooling at the foundations is another major contributor to foundation water penetration, hydrostatic pressure and foundation damage. Grading can often be corrected by tamping clay-based soil into place to form the positive slope described above. Typically, grading deficiencies should only be corrected by a qualified landscape specialist. Exterior drains, either passive or active, using a drywell or wet pump system may be required to correct the most difficult conditions. Unless it has been raining at the time of the inspection or there has been very recent heavy rains it is often difficult to identify potential water control problem areas. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Fences should have adequate clearance from soil so deterioration is limited. Gates leading to pool areas should be self-closing and self-latching. Doors leading to the pool area should have audible alarms for child safety. Fountains may be a child safety concern. They may be a topple hazard. Precautions should be taken.

DRIVEWAY

MATERIAL

Concrete. Brick.

CONDITION:

Cracks noted are typical, filling cracks recommended when cracks are large enough. This will prevent moisture intrusion which creates trip hazards by lifting concrete. Some are large enough.

SIDEWALKS:

TYPE:

Concrete, Brick.

CONDITION:

Cracks noted are typical, filling cracks recommended when cracks get large enough. Some are large enough.

LANDSCAPING:

CONDITION:

NOTE: Low voltage lighting systems are not inspected. These systems need constant maintenance and timers are preset and should not be interfered with. Ask seller to demonstrate. Trees planted close to structure. Roots or branches can be destructive. Ask seller if roots have caused problems with plumbing or foundation.

RETAINING WALLS:

TYPE:

Masonry.

CONDITION:

No drainage openings noted. Rain water may be trapped behind the wall which can exert pressure and cause wall displacement. Check plans on how it was built. A drainage system may exist that is not visible at the time of the inspection.

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GRADING:

SITE:

A steep slope may be of concern since movement of the hillside is possible. At this time there is no large ground cracks visible. Contacting your local association or building department may be helpful for past history and possible recommendations. Evidence of poor drainage, Grade slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation . If this is not possible drains are recommended. Drains observed. Before the rainy season we recommend you test the drains by putting a hose near the drain. If the water pools we advise hiring an expert to clean out the pipes so it will drain properly.

PATIO:

TYPE:

Concrete.

CONDITION:

Cracks noted - typical, filling cracks is recommended when they get large enough. Some are large enough. Fire pit operational. BBQ operational. Refrigerator operational.

PATIO/PORCH COVER:

TYPE:

Open design.

CONDITION:

Minor damage/loose board by back door noted. Heater switch not found, have the seller demonstrate. Fountains dry, have the seller demonstrate.

FENCES & GATES:

TYPE:

Masonry, Chain link, Wrought Iron, Wood.

CONDITION:

Masonry wall has minor cracks. Fill cracks and monitor for future movement and repair. Gate needs repair and adjustment, Gate self closing device needed. Big piece of granite near gate, removal recommended.