

# Check It Out Property Inspections

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Colin and Jackie Smith**

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### INSPECTION ADDRESS

3384 Canyon Drive, San Diego, CA 92011

### INSPECTION DATE

8/16/2006 10:00 am to 12:30 pm



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## TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	1
CREIA Standards of Practice	3
Grounds	8
Site and Other Observations	8
Grading and Drainage	8
Fences Gates and Walls	9
Hardscape	9
Exterior Features	10
Structure	10
Structural Components	10
Slab Foundation	11
Exterior Walls and Trim	11
Windows and Doors	12
Electrical	12
Roof System	13
Concrete Tile Roof	13
Chimney(s)	15
Outdoor Chimney	16
Multiple Chimneys	16
Plumbing	17
Water Supply Pipes	17
Drain - Waste Pipes	18
Gas Components	18
Hose Faucets	19
Water Heaters - Gas	19
Fire Suppression Systems	20
Electrical	20
Main Panel	20
Heat - A/C	21
HVAC Split Systems	21
Interior	23
Floors Walls Ceiling	24
Interior Components	24
Main Entry	24
Living Room	25
Dining Room	25
Family Room	25
Kitchen	25
Kitchen	25
Hallway	26
Primary Hallway	26
Secondary Hallway	26
Stairs	27
Main Stairs	27
Bedrooms	27
Master Bedroom	27
1st Guest Bedroom	27
2nd Guest Bedroom	28
3rd Guest Bedroom	28

**Inspection Address:** 3384 Canyon Drive, San Diego, CA 92011  
**Inspection Date/Time:** 8/16/2006 10:00 am to 12:30 pm

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Bathrooms	28
Master Bathroom	28
Upstairs Bathroom	29
Downstairs Bathroom	29
Attic(s)	30
Primary Attic	30
Secondary Attic	31
Laundry	31
Laundry Room	31
Garage(s)	32
Multi-Car Garage	32
Certifications and Affiliations	34
Report Conclusion	35

## GENERAL INFORMATION

**Inspection Address:** 3384 Canyon Drive, San Diego, CA 92011  
**Inspection Date:** 8/16/2006 Time: 10:00 am to 12:30 pm  
**Weather:** Partly Cloudy - Temperature at time of inspection: 75 Degrees

**Inspected by:** Richard Zak

**Client Information:** Colin and Jackie Smith  
**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** Craftsman

**Structure Orientation:** South

**Estimated Year Built:** 2004  
**Unofficial Sq.Ft.:** 2250

**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent

Report File: SAMPLE 8-06

## Grounds

We evaluate the following exterior features directly adjacent to the building: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. Unless specifically requested and included in the inspection agreement, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we may not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Site and Other Observations

#### Furnished or Occupied Property Disclaimer

##### *Informational Components*

- The seller's or occupant's belongings and/or furnishings restricted views of portions of the property. The inspector makes every effort to view systems and components of the property, which may include moving a limited quantity of seller's or occupants belongings if it can be safely and easily done.

### Grading and Drainage

#### General Comments and Description

##### *Informational Components*

- Water can be destructive to structures, and foster conditions that are harmful to human health. The ideal property will have soils that slope away from the residence, and the interior floors will be several inches higher than the exterior grade. Ideally, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away from the structure. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The presence or condition of any subterranean drainage system, such as French drains, area drains, sump pumps, etc., cannot be verified and are not tested.

#### Site Topography

##### *Informational Components*

- The property site is flat and moderately sloped.

#### Drainage Mode

##### *Other Conditions*

- q Drainage is facilitated by soil percolation, hard surfaces, area drains, and a partial rain gutter system. We recommend adding a complete system of rain gutters and down spouts in conjunction with functioning area drains, to properly control run off.

#### Area Drains

##### *Other Conditions*

- q The property is partially served by area drains. This inspection does not include testing drains or using devices to see inside them. We recommend testing the drains to see that they are functional by flushing through to the street. Silt inside the pipes, vegetation, and roots, can impede drainage and require the pipes to be cleared by a roofer service.

#### Interior-Exterior Elevations

##### *Functional Components and Conditions*

- m Interior floor elevations of the living space were above the levels of the exterior grade, which is ideal.

## Drainage Swales

### *Informational Components*

- The side yards also function as drainage swales, and should be kept clear and properly graded at all times for the general maintenance of the property.

## Fences Gates and Walls

### Fencing Type(s)

#### *Informational Components*

- The fencing and gate(s) were wood.

### Fences and Gates Observations

#### *Informational Components*

- The fences and gate are serviceable and will require no maintenance or repair at this time.

### Yard and Retaining Walls

#### *Informational Components*

- The cinder block retaining walls at right and rear sides appear to be in serviceable condition. Drainage or weep holes were not visible at the bottoms. No engineering is performed at this inspection, and we do not evaluate the design or integrity of retaining walls as part of our service.
- There is efflorescence, or salt-crystal formations, at various points on the retaining walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance.

## Hardscape

### General Comments and Description

#### *Informational Components*

- It is important to maintain a property, including moisture control of driveways, walkways, decks, and other hard surfaces. Moisture exposure or intrusion is the principle cause of the displacement, damage and/or deterioration to any concrete and hardscape components.

### Driveways

#### *Informational Components*

- The concrete driveway is in acceptable condition.
- There are predictable cracks in the driveway that would not necessarily need to be serviced at this time.

### Walkways

#### *Informational Components*

- The concrete paver walkways and paver-finished porch are in acceptable condition.

### Steps and Handrails

#### *Informational Components*

- The concrete steps are in acceptable condition.

#### *Other Conditions*

- Q As a safety precaution, we recommend installing handrails on steps that have three or more risers, particularly if children or the elderly visit or occupy the property.

### Patios

#### *Informational Components*

- The concrete patio appeared to be in serviceable condition. The concrete surface was noted as being lower than the siding and interior floor level, and slope was away from the living space.

## Exterior Features

### Patio Covers or Gazebos

#### Informational Components

- The patio cover or arbor is in acceptable condition.

#### Other Conditions

- The patio cover is attached to the houses siding without the benefit of metal flashing. Moisture will collect at the top of the rim joist, and can eventually enter the siding and wall, often times through the holes created by attachment bolts. Regular maintenance and sealing will be required, or you may wish to have the patio cover redesigned with water proof flashing to repel moisture.

### Concrete Accessories

#### Informational Components

- There is a gas barbeque on the premises. The inspection of barbeques is limited to visible gas supply piping, electrical wiring and outlets accessible, and the condition of any masonry. The BBQ was not tested or lit.
- The BBQ was portable and not part of this inspection.

#### Other Conditions

- The landscaping includes a pre-cast concrete accessory: A concrete, sectional fountain. Although we disclaim an evaluation of all such items, many consist of heavy, stacked or balanced, components that can represent a safety hazard, particularly to children. The sections or components appeared to be adequately anchored or otherwise bonded, however the actual integrity or stability of the sectional is not determined in this inspection, and we recommend that persons (children) do not climb or pull on it.

#### Components and Conditions Needing Service

- √ The gas control valve for the BBQ is not readily accessible, blocked by BBQ.

## Structure

All structures are dependent on the soil beneath them for support. Some soils that might appear to be firm and solid can liquefy and become unstable during seismic activity, and there are soils that can expand with the influx of water and move structures with relative ease. Expansive soils can raise and lower structures, and can fracture slabs and other hard surfaces. Foundations are not uniform, and generally conform to the structural standard of the era in which they were built. We identify foundation types when applicable, and look for any evidence of structural deficiencies. Wood framed structures, while excellent at load bearing, are known to settle as conditions change and humidity levels fluctuate. Cracks in the wall finishes of interior and exterior surfaces are quite common. We will certainly alert you to any suspicious cracks if they are clearly visible. The exterior walls of a residence are to be capable of shedding water, much the same as a roof.

Exterior wall cladding should include a moisture barrier beneath it, though that is not normally visible during our inspection. Holes or openings in exterior walls, and any damaged surfaces, should be repaired to insure that moisture is directed away from the wall structure.

We are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Components

### Identification of Wall Structure

#### Informational Components

- The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### Informational Components

- The floor structure consists of a post-tension concrete slab.

- The upper story's floor system was not visible from this non-invasive visual inspection, but it was assumed to be wood joist.

### **Identification of Ceiling Structure**

#### *Informational Components*

- The ceiling structure is a factory built truss system.

### **Structural Observations**

#### *Components and Conditions Needing Service*

- ✓ Uneven flooring and floor squeaks were noted at various areas of the wood framed flooring at the second level. This is typical of wood framed structures, however the inconsistencies of the flooring were pronounced and we advise that the condition of the upstairs flooring be evaluated by a specialist and repaired as needed.

## **Slab Foundation**

### **General Comments and Description**

#### *Informational Components*

- This residence has a slab foundation. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation. We do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. Cracks most often result from shrinkage and usually have little structural significance. They can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage. There is no absolute standard for evaluating cracks. Those that are less than 1/4" and without significant vertical or horizontal displacement are generally not regarded as being significant. If cracks are not sealed they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. In the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### **Method of Evaluation**

#### *Informational Components*

- We evaluated the slab foundation on the exterior, by examining the slab's edge that projects above the footing at the base of the house walls. The interior portion of the slab, which is also known as the slab floor is covered and not visually accessible. Thus, it is beyond the scope of our inspection.

### **Slab Foundation Observations**

#### *Informational Components*

- The slab foundation has no visible structural abnormalities. The presence of anchor bolts could not be verified due to wall sheathing.

## **Exterior Walls and Trim**

### **Identification of House Wall Finish**

#### *Informational Components*

- The house walls are finished with stucco.

### **House Wall Finish Observations**

#### *Other Conditions*

- There are typical cracks in the exterior walls which would not necessarily need servicing at this time.

#### *Components and Conditions Needing Service*

- ✓ Holes or openings in the exterior walls are in need of repair: At right side bottom along weep screed, at rear of house adjacent to planter beds, and at upper (master bathroom) window. The water damage and stains at the base of walls at the rear of the residence indicate uncontrolled run-off

which has deteriorated the finish and begun to cause damage. The irrigation system should be evaluated and adjusted to forestall damage to the wall cladding, and the siding will need repair/refinishing.



### Trim and Fascia

#### Informational Components

- The fascia board and poly foam trim are in acceptable condition.

#### Other Conditions

- o Bees or hornets were observed around the eaves, and while pests and animals are not part of our inspection, we will alert you to any obvious infestations we see. You may wish to contact a specialist for treatment or removal.

## Windows and Doors

### Window Types

#### Informational Components

- The windows are vinyl, dual-pane types.

### Window Observations

#### Informational Components

- The windows appeared to be in serviceable condition overall.

### Sliding Glass Doors

#### Informational Components

The vinyl dual paned sliding glass door appeared to be in serviceable condition at the time of the inspection.

### Screens

#### Functional Components and Conditions

- m The window screens are present and in serviceable condition.

## Electrical

### Outlets

#### Functional Components and Conditions

- m The outlets that were tested are functional and include ground-fault protection.

#### Components and Conditions Needing Service

- v The cord/electrical connection supplying power to the timer at rear yard should be properly wired to include wet location wiring and conduit, and a moisture-proof junction box.

Inspection Address:  
Inspection Date/Time:

3384 Canyon Drive, San Diego, CA 92011  
8/16/2006 10:00 am to 12:30 pm

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## Lights

### *Other Conditions*

- q We do not evaluate low-voltage or decorative lights, such as Malibu lights, and you may wish to have the sellers demonstrate.
- Components and Conditions Needing Service*
- v We were not able to activate the exterior lamps at front porch and pilasters, which should be demonstrated by the sellers as functional.

# Roof System

We evaluate roofs by walking on the roof surfaces when, in the opinion of the inspector, it they are readily and safely accessible, and there is no risk of damage to the roofing material. If we are unable or unwilling to do this for any reason, we will indicate the method of evaluation. There are many different roof types and most roofs eventually leak. Every roof will wear differently relative to its age, the number of layers, quality of material and installation, and exposure to direct sunlight and weather conditions, and the regularity of its maintenance. Every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. The material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. A roof's condition can be evaluated, but it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Water stains on ceilings, or on the framing within attics, may be old and will not necessarily confirm an active leak. Only the installers of the roof can credibly guarantee that a roof will not leak. We will not predict a roofs remaining life expectancy, or guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history, and we recommend that you inquire about it, and either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established local roofing company.

## Concrete Tile Roof

### **General Comments and Description**

#### *Informational Components*

- The roof type is a concrete tile roof. Concrete tile roofs are among the most expensive and durable of all roofs. While warranted by the manufacturer to last for forty years or more, concrete tile roofs are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them. The waterproof membrane, or underlayment, cannot be fully seen without removing the tiles. It can be split by physical damage, deteriorated through time or by ultra-violet

contamination, or installed incorrectly. The type and quality of membranes that are used can vary from one installer to another, and leaks do occur. Cracked roof tiles must be replaced, and displaced roof tiles fastened properly, to prevent sun and weather exposure of the underlayment. The majority of tile roof leaks result when a roof has not been installed correctly or well maintained/cleaned, and we recommend servicing them annually.

### Method of Evaluation

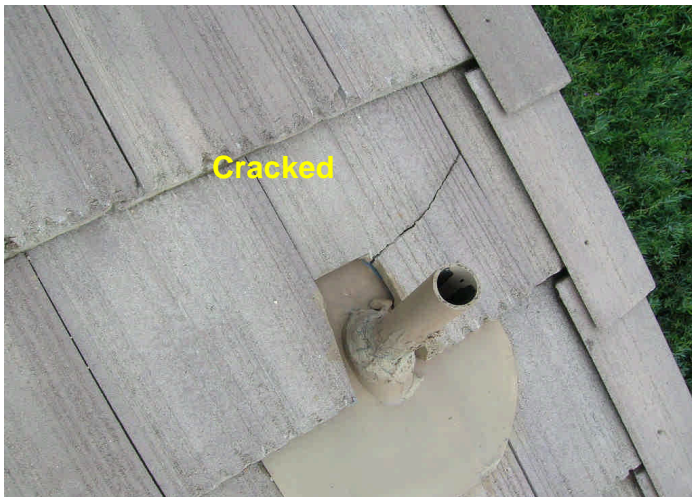
#### Informational Components

- The first story roof portions were evaluated by walking their surfaces and viewing from a ladder at the eaves. We were unable to access the second-story roof due to its height, and evaluated it with the use of binoculars from various vantage points.

### Roofing Material

#### Components and Conditions Needing Service

- √ There are cracked or broken tiles that should be replaced. The cracked tiles noted and pictured herein are from the first story roof, however additional similar defects could well exist at the second story roof and complete evaluation and repair of the roofing material, by a licensed roofing contractor, is advised. The inspector may not identify exact numbers of defective tiles or their locations as the inspection is general in nature.





- √ There were loose or unsecured tiles noted. Loose tiles may not only pose a safety hazard, but will expose the roof's underlayment and lead to accelerated deterioration and leaking. Note; Each and every roof tile is required to be positively secured with an industry-approved method. Our inspection is general in nature and each unsecured roof tile and location are not identified. Due to the limitations of our inspection, additional defects may be discovered by a specialist, and a licensed roofing contractor should evaluate the roof and make necessary repairs.

#### **Flashings**

##### *Functional Components and Conditions*

- m The roof flashings at the vent pipe penetrations acceptable. Metal secondary flashings were noted.

#### **Gutters and Drainage**

##### *Functional Components and Conditions*

- − The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

##### *Other Conditions*

- q The roof only has partial gutters and full gutters are recommended for the general welfare of the residence and its foundation, as moisture is a perennial problem.

## **Chimney(s)**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment.

## Outdoor Chimney

### Lined Masonry Chimney-General Comments

#### Informational Components

- The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented but provides an approved thermal barrier as well.

### Weather Cap-Spark Arrestor

#### Informational Components

- The chimney has a functional weather cap/spark arrestor.

### Chimney Stack or Walls

#### Informational Components

- The chimney walls appear to be in acceptable condition.

### Chimney Flue

#### Informational Components

- The portions of the flue that are visible appear to be in acceptable condition.

### Fireplace

#### Informational Components

- The fireplace is in acceptable condition.

### Log Starter

#### Functional Components and Conditions

- The log starter is functional.

### Hearth

#### Other Conditions

- q The outdoor chimney hearth (floor of fireplace) does not have standard dimensions and hearth extension as it is an outdoor, open fire structure. We recommend caution when the outdoor fireplace is used - it should be considered an open fire, much the same as a fire pit, and children should be supervised while it is in use.

## Multiple Chimneys

### Prefabricated Chimney-General Comments

#### Informational Components

- Chimneys were present within the residence at the family room and master bedroom. They are factory-built, prefabricated metal types. There are a wide variety of pre-fabricated metal chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them. Note that the components of prefabricated metal chimneys must be installed in strict accordance with the manufacture's installation instructions, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

### Weather Cap-Spark Arrestor

#### Functional Components and Conditions

- m The chimneys have functional weather caps/spark arrestors.

### Crown or Termination Cap

#### Informational Components

- The metal termination caps appeared to be in place and sloped to shed water, though out view of the covers was limited to viewing from the ground.

### Chimney Stack or Walls

#### Informational Components

- The chimneys' walls appear to be in acceptable condition.

### Chimney Flue

#### Informational Components

- The portions of the flues that are visible appear to be in acceptable condition.

## Fireblock

### *Informational Components*

- There is a conventional and functional metal fire block around the family room chimney flue in the attic. (The presence of a fire block at the master bedroom chimney was not visible as there was not access to the area from the attic due to the chimney's outside wall placement.)

## Fireplace

### *Functional Components and Conditions*

- m The fireplaces are in acceptable condition.

## Damper

### *Functional Components and Conditions*

- m The dampers were noted as functional at chimneys and included clamps or spacers for safety with a gas fire.

## Log Starter

### *Informational Components*

- The gas lines were capped therefore not tested. (Note: In the event that ornamental gas log sets are installed, we recommend that a qualified professional perform the work, and that the features are the proper type for LPG/propane.)

## Glass Doors

### *Functional Components and Conditions*

- m The fireplace glass doors are functional.

## Hearth

### *Functional Components and Conditions*

- m The chimney hearths and hearth extensions are in acceptable condition.

# Plumbing

Plumbing systems have various components. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, pressure regulators, pressure relief valves, and water-heating devices. (Note; Shut off valves not intended for daily use are not tested or turned)

The water pressure within pipes is commonly confused with water volume; Whereas high water volume is good, high water pressure is not. Whenever the utility-provided water pressure exceeds 80 pounds per square inch, a regulator is recommended. Regulators typically come factory preset between 45 and 65 psi. Regardless of the pressure, leaks will occur in any system.

Waste and drainpipe pipes material ranges from modern ABS [acrylonitrile butadiene styrene] pipes to older ones made of cast-iron, galvanized steel, or clay. The condition of drain pipes is usually related to their age. As significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Blockages can occur in the life of any system. We recommend having drain pipes video-scanned. This could also confirm that the house is connected to the public sewer system. All private waste systems (septic systems) are not included in our inspection and must be evaluated by specialists.

## Water Supply Pipes

### Water Main Location

#### *Informational Components*

- The main water shut-off valve is located within the garage. The piping material at the valve is copper, size is 1 and 1/4".



### **Pressure Regulators**

#### *Informational Components*

- A functional pressure regulator is in place on the plumbing system. Water pressure at the time of the inspection was 45 psi.

### **Copper Water Pipes**

#### *Informational Components*

- The potable water pipes are copper where visible and in acceptable condition.

## **Drain - Waste Pipes**

### **General Comments and Description**

#### *Informational Components*

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. This is not a conclusive test and only a video-scan of the main line would confirm its actual condition.

### **Type of Material**

#### *Informational Components*

- The visible portions of the drainpipes are a modern ABS (acrylonitrile butadiene styrene) type.

### **Drain Pipes Waste Pipes and Vent Pipes**

#### *Informational Components*

- Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. Refer to individual sections within the report for any comments on localized leaking or stoppages.

## **Gas Components**

### **Gas Main Shut-Off Location**

#### *Informational Components*

- The gas main shut-off is located at the front right side of the residence. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments. Gas lines are not checked for leaks, and pipes concealed from view are not inspected.
- Fuel for the property is propane (LPG) supplied by a tank located at the right side, rear. Check with sellers for further information regarding LPG storage and service. LPG tanks are not part of the inspection.

## Gas Main Observations

### *Informational Components*

- The gas lines were corrosion proofed where applicable.

## Gas Supply Pipes

### *Informational Components*

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

## Hose Faucets

### Hose Bibs

#### *Functional Components and Conditions*

- m The hose bib at the rear included an anti-siphon valve.

#### *Other Conditions*

- q The hose bib at garage did not include an anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.

#### *Components and Conditions Needing Service*

- v The hose bib or faucet at rear patio leaks at the handle when operated. Note; we ay not have located and tested every hose bib on the property..

### Irrigation Sprinklers

#### *Informational Components*

- We do not evaluate irrigation sprinkler systems as part of our service.

## Water Heaters - Gas

### General Gas Water Heater Comments

#### *Informational Components*

- Water heaters can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. Water heaters eventually leak, so it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals which may include calcium chloride, the bi-product of many water softening systems. Water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. For safety, water heaters are to be seismically secured, and equipped with a temperature/pressure relief valve and discharge pipe plumbed to the exterior.

### Capacity and Location

#### *Informational Components*

- Hot water is provided by a 50 gallon water heater that is located in the garage.

### Combustion Chamber

#### *Informational Components*

- The water heater appeared to be in serviceable condition at the time of the inspection. The inspector does not identify the age of water heaters nor their life expectancy.

### Water Shut-Off Valve and Connectors

#### *Functional Components and Conditions*

- m The shut-off valve and water connectors appeared to be functional.

### Gas Shut-Off Valve and Connector

#### *Functional Components and Conditions*

- m The gas control valve and its connector at the water heater are functional.  
LPG valve noted.

### Vent Pipe and Cap

#### *Functional Components and Conditions*

- m The vent pipe and cap are functional.

### Relief Valve and Discharge Pipe

#### *Functional Components and Conditions*

- m The water heater is equipped with a mandated temperature-pressure-relief (TPR) valve and a properly-plumbed discharge pipe.

#### **Drip Pan and Overflow Pipe**

##### *Other Conditions*

- q The water heater is in an interior (garage) location and not equipped with a drip pan and drip pan overflow pipe. While the installation of a drip pan and overflow drain pipe may not have been required at the time of this appliance's installation, we strongly recommend adding to prevent or minimize water damage from a leak.

#### **Seismic Straps**

##### *Functional Components and Conditions*

- m The water heater is seismically secured.

## **Fire Suppression Systems**

### **Fire Sprinklers**

#### *Other Conditions*

- q The residence is equipped with fire sprinklers, which we are not qualified to evaluate and specifically disclaim in our contract. Fire suppression systems do require regular inspection by qualified contractor. Therefore, you may wish to have the system evaluated by a fire sprinkler contractor and certified as being functional.

## **Electrical**

In compliance with our standards of practice we test a representative number of switches and outlets, and do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as latent hazards that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. It is essential that any recommendations that we may make for service or upgrades be completed before the removal of inspection contingencies and the close of escrow, because an electrician could reveal additional deficiencies or recommend upgrades. We recommend upgrading exterior outlets, or outlets near wet locations to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years.

## **Main Panel**

### **General Comments**

#### *Informational Components*

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

### **Service Entrance**

#### *Informational Components*

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

### **Size and Location**

#### *Informational Components*

- The residence is served by a 200 amp, 220 volt panel. The main panel is located at the front right side of the residence.

### **Main Panel Observations**

#### *Informational Components*

- The panel and its components have no visible deficiencies.

#### **Panel Cover Observations**

##### *Functional Components and Conditions*

- m The exterior panel cover is in acceptable condition.
- m The interior panel cover is in acceptable condition.

#### **Wiring Observations**

##### *Informational Components*

- The branch circuit wiring is copper where visible, and a nonmetallic sheathed cable type commonly known as Romex.

#### **Circuit Breakers**

##### *Informational Components*

- There are no visible deficiencies with the circuit breakers.
- The system includes arc-fault circuit interrupters (AFCIs), which effective January 1st, 2002, are mandated by safety standards to protect 15 and 20 amp branch circuits serving bedrooms. The AFCIs are not tested, and you should be aware that some of these components have been the subject of recall.

#### **Grounding**

##### *Informational Components*

- The ground was to a water pipe, and appeared to include a dual ground to foundation steel, known as a "Ufer" ground, though the actual connection was not visible.

## **Heat - A/C**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. Even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Testing for carbon monoxide is not part of our inspection service. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## **HVAC Split Systems**

#### **Size and Location**

##### *Informational Components*

- Central heat and air-conditioning are provided by dual systems, consisting of two 66,000 BTU furnaces with evaporator coils that are located in attic, and two condensing coils 2 ton (upstairs) and 2.5 ton (downstairs), that are located at the left side, exterior. Note; This inspection does not include design evaluations, and while the system(s) may operate under normal demands, we do not determine if the systems will meet your needs.

#### **Standard Observations**

##### *Informational Components*

- The split-systems are newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

#### **Condensing Coil**

##### *Functional Components and Conditions*

- m The condensing coils responded to the thermostats and are functional.

*Other Conditions*

- The condensing coils are located directly beneath the drip line of the roof, which will subject them to unnecessary moisture and speed deterioration.

**Condensing Coil Disconnect**

*Functional Components and Conditions*

- m Electrical disconnects at the condensing coils are present and wired properly where visible.

**Refrigerant Lines**

*Functional Components and Conditions*

- m The refrigerant lines are in acceptable condition.

**Furnace**

*Informational Components*

- The furnaces responded to normal controls and appeared functional during our limited evaluation.

*Components and Conditions Needing Service*

- √ The housing/removable cover of one of the gas furnaces cannot be adequately secured as the vent pipe obstructs the cover from seating properly. Adjustment/repair by a qualified HVAC contractor is advised.



**Vent Pipe**

*Informational Components*

- The vent pipes have no visible deficiencies.

**Circulating Fan**

*Informational Components*

- The circulating fans were not visible, closed systems.

**Gas Valve and Connector**

*Informational Components*

- The gas valves and connectors appeared to be serviceable at the time of the inspection.

**Combustion-Air Vents**

*Informational Components*

- The combustion air vents/attic vents appeared to be sufficient to support combustion.

**Return-Air Compartment and Filter**

*Functional Components and Conditions*

- m The return-air compartments are in acceptable condition.

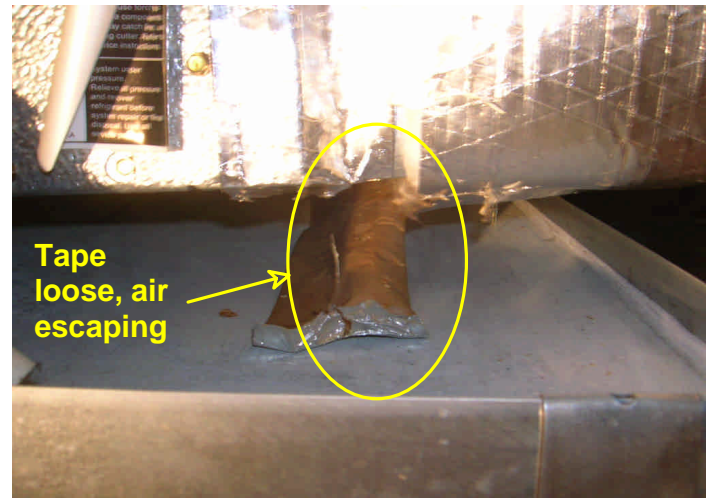
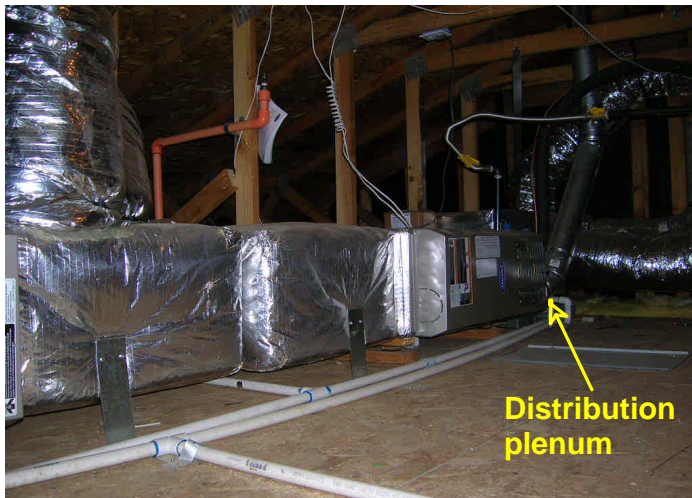
*Components and Conditions Needing Service*

- √ The filters (upstairs and two down) are dirty and should be changed soon, and every two or three months thereafter, depending on use and atmospheric conditions. One filter is missing and should be installed.

**Evaporator Coil**

*Components and Conditions Needing Service*

- √ Energy is being lost at the seams of the evaporator coil at the southern/downstairs furnace and air conditioner, which should be sealed.



### Condensate Drainpipe

#### Informational Components

- The primary condensate drain pipes discharge together at the master bathroom sink drain.
- The secondary condensate drainpipes discharge together correctly outside (south) the residence.

### Drip Pan

#### Informational Components

- Drip pans were present under the AC evaporators, and appeared functional.

### Ducting Type(s)

#### Informational Components

- The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

### Ducting Observations

#### Informational Components

- The visible portions of flexible ducting appeared to be serviceable at the time of the inspection.

### Differential Temperature Readings

#### Informational Components

- The air-conditioning achieved a differential temperature split of 18 degrees, as measured from the point at the return air (intake) and the nearest register (output). While a minimum temperature differential is debatable, and ambient temperatures and humidity levels affect outputs, in addition to numerous other factors, the system performance at the time of the inspection appeared to be satisfactory.

## Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, including the verification of a switched light source for habitable rooms. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Also, we may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. There are a number of environmental pollutants, the specific identification of which is beyond the scope of our service, but which can become equally contentious. The presence of

environmental pollutants, and persons' sensitivity to lesser contaminants, such as smoke and pet odors, is not uniform. We recommend that you make this determination for yourself, particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the removal of inspection contingencies and the close of escrow.

## Floors Walls Ceiling

### Floor Covering Types

#### *Informational Components*

- The floor covering is Carpet and Tile.

### Floor Covering Observations

#### *Informational Components*

- The floor covering appeared to be in serviceable condition overall. Refer to individual sections within the report for any specific defects noted.

#### *Other Conditions*

- q Carpeting upstairs had some cosmetic damage, and you may wish to have it cleaned, seams repaired, and possibly stretched at some locations.

### Wall and Ceiling Covering Types

#### *Informational Components*

- The interior walls and ceilings are finished with drywall.

### Wall and Ceiling Observations

#### *Other Conditions*

- q Areas of cosmetic damage were noted and you should do a careful walk through to view for yourself. We may not report surface defects. Refer to individual sections within the report for specific locations of structurally-related cracks, holes or moisture damage requiring repair, if any.

## Interior Components

### Ceiling Fan(s)

#### *Functional Components and Conditions*

- m The ceiling fans were tested and found to be serviceable. We observe the fans' operation at speed to check balance, and audible and visible motor performance.

#### *Informational Components*

- Ceiling fans are located in the family room and master bedroom.

## Main Entry

### Furnished Residence Comment

#### *Informational Components*

- The residence is furnished, and in accordance with CREIA standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

### Doors

#### *Functional Components and Conditions*

- m The entry door, hardware and weather stripping are functional.

### Lights

#### *Functional Components and Conditions*

- The lights are functional.

## Living Room

### Walls and Ceiling

#### *Informational Components*

- The walls and ceiling are in acceptable condition.

### Window Observations

#### *Informational Components*

- The living room windows appeared to be in serviceable condition.

### Lights

#### *Functional Components and Conditions*

- m The switched light source is functional.

## Dining Room

### No recommended service

#### *Informational Components*

- We have evaluated the dining room and found it to be in acceptable condition.

## Family Room

### No recommended service

#### *Informational Components*

- We have evaluated the family room, and found it to be in acceptable condition.

# Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. We do not inspect the following items: free-standing appliances, like portable microwave ovens, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, and the self-cleaning capability of ovens. Concealed or countertop lighting, which is often installed after the initial construction, can not always be verified as wired to national electrical standards as components are often concealed.

## Kitchen

### Dishwasher

#### *Functional Components and Conditions*

- m The dishwasher is operational and appeared to progress through all of the cycles.

### Sink & Faucet

#### *Functional Components and Conditions*

- m The sink and faucet are functional.

### Valves and Connectors

#### *Functional Components and Conditions*

- m The shut off valves and connectors below the sink appeared to be in serviceable condition, however, they were not tested or turned. Note; As the shut off valves are not in daily use, they will inevitably become stiff or frozen.

### Trap and Drain

#### *Functional Components and Conditions*

- m The trap and drain are functional.

### Garbage Disposal

#### *Functional Components and Conditions*

- m The garbage disposal is functional.

### **Countertop**

#### *Functional Components and Conditions*

- m The counter tops were serviceable.

### **Cabinets**

#### *Functional Components and Conditions*

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

### **Built-in Microwave**

#### *Functional Components and Conditions*

- The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

### **Exhaust Fan or Downdraft**

#### *Functional Components and Conditions*

- m The exhaust fan is functional, and appeared to be vented to the exterior.

### **Outlets**

#### *Functional Components and Conditions*

- m The outlets at the sink counter were functional and include ground-fault protection.

### **Gas Cooktop**

#### *Functional Components and Conditions*

- m The separate gas cook top is functional. A gas shut valve was noted, and the appliance was plumbed for LPG.

### **Built-in Electric Oven**

#### *Functional Components and Conditions*

- m The electric oven is functional, but was neither calibrated nor tested for performance.

### **Lights**

#### *Functional Components and Conditions*

- m The lights are functional.

### **Walls and Ceiling**

#### *Informational Components*

- The walls and ceiling have cosmetic damage.

## **Hallway**

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

### **Primary Hallway**

#### **Smoke Alarm(s)**

##### *Informational Components*

- The smoke alarm at the primary bedroom hallway location responded when the button was pushed.

### **Secondary Hallway**

#### **Smoke Alarm(s)**

##### *Informational Components*

- The smoke alarms at the secondary bedroom hallway and bedroom locations responded when the button was pushed.

##### *Other Conditions*

- q Smoke alarms should be checked again upon transfer of sale, and periodically thereafter. Note; The test button operation is simply a test of the device's audible alarm, and not necessarily a verification of the smoke alarm's ability to sound in the event of a fire. We advise you to test the smoke alarm(s) again yourself at your final walk through, as we cannot guarantee their function in the future.

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving the even and correct rise and run of the stair treads, handrails, and guardrails, and availability of switched lighting at top and bottom of stairs..

### Main Stairs

#### Floor Treads & Risers

##### *Informational Components*

- The floor treads and risers have no significant defects.

#### Handrails & Guardrails

##### *Informational Components*

- Stair handrails and guardrails are serviceable. If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

#### Lights

##### *Functional Components and Conditions*

- m The stairway lights are functional and operable from both the top and bottom of the stairs.

## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Individual components of each bedroom should be considered serviceable or functional at the time of the inspection unless otherwise noted below.

### Master Bedroom

#### Location

##### *Informational Components*

- The master bedroom is located upstairs at the right, rear.

#### Flooring

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

- √ The floor is out of level or uneven near the entry to bathroom. (See "Structure" above for comments)

### 1st Guest Bedroom

#### Location

##### *Informational Components*

- The first guest bedroom is located downstairs at the right, rear.

#### No recommended service

##### *Informational Components*

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

## 2nd Guest Bedroom

### Location

#### *Informational Components*

- The second guest bedroom is located at upstairs at the front left.

### Flooring

#### *Components and Conditions Needing Service*

- √ The floor has numerous squeaks and is out of level. We can elaborate, but this condition should be evaluated by a structural engineer or a qualified contractor.

## 3rd Guest Bedroom

### Location

#### *Informational Components*

- The third guest bedroom is located upstairs at the front, right.

### Flooring

#### *Informational Components*

- The floor was not visible or accessible for a complete inspection due to seller's equipment and furnishings. No significant defects were observed.

### No recommended service

#### *Informational Components*

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

# Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans unless property is new construction and/or inspector judges a leak test necessary. The possibility of moisture damage from errant leaking during the course of a normal inspection exists, though the inspector takes every precaution to protect property.

## Master Bathroom

### Description and Location

#### *Informational Components*

- The master bathroom is a full bath, located adjacent to the master bedroom.

### Sinks and Faucets

#### *Functional Components and Conditions*

- m The sinks and faucets are serviceable and would require no maintenance at this time.

### Valves Connectors Trap and Drain

#### *Functional Components and Conditions*

- m The sink's valves, connectors, trap and drain were observed and found to be serviceable at the time of the inspection.

### Sink Countertop and Cabinets

#### *Functional Components and Conditions*

- m The bathroom sink countertops and cabinets are serviceable at this time.

### Tub

#### *Functional Components and Conditions*

- m The bathtub was in serviceable condition at the time of the inspection.

### Stall Shower

#### *Functional Components and Conditions*

- m The stall shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

m The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

m The exhaust fan is functional.

### **Outlets**

#### *Functional Components and Conditions*

m The outlets are functional and include ground-fault protection.

### **Lights**

#### *Functional Components and Conditions*

m The lights are functional.

## **Upstairs Bathroom**

### **Description and Location**

#### *Informational Components*

– The upstairs bathroom is a full bathroom.

### **Sinks and Faucets**

#### *Functional Components and Conditions*

m The sinks and faucets are serviceable and would require no maintenance at this time.

### **Valves Connectors Trap and Drain**

#### *Components and Conditions Needing Service*

√ The mechanical sink stopper, right side, will need to be adjusted to engage.

### **Sink Countertop and Cabinets**

#### *Components and Conditions Needing Service*

q The floor of the bathroom sink cabinet, left side, is moisture stained, apparently from past leaks. No visible leaking was noted at the time of the inspection.

### **Tub-Shower**

#### *Functional Components and Conditions*

m The tub/shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

m The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

m The exhaust fan is functional.

### **Outlets**

#### *Functional Components and Conditions*

m The outlets are functional and include ground-fault protection.

### **Windows**

#### *Functional Components and Conditions*

m The window is functional.

## **Downstairs Bathroom**

### **Description and Location**

#### *Informational Components*

– The down stairs bathroom is a three quarter.

### **Sinks and Faucets**

#### *Functional Components and Conditions*

m The sink and faucet is serviceable at this time.

### **Valves Connectors Trap and Drain**

#### *Functional Components and Conditions*

- m The sink's valves, connectors, trap and drain were observed and found to be serviceable at the time of the inspection.

### **Sink Countertop and Cabinets**

#### *Functional Components and Conditions*

- m The bathroom sink countertop and cabinet are serviceable at this time.

### **Stall Shower**

#### *Functional Components and Conditions*

- m The stall shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

- m The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

- m The exhaust fan is functional.

### **Outlets**

#### *Functional Components and Conditions*

- m The outlet is functional and includes ground-fault protection.

### **Lights**

#### *Functional Components and Conditions*

- m The lights are functional.

### **Windows**

#### *Functional Components and Conditions*

- m The window is functional.

## **Attic(s)**

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. Most attics are at least partially accessible, but all have areas of very limited space, usually near the building's outside walls, that are not possible to view at a close range. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### **Primary Attic**

#### **Access Location & General Condition**

##### *Informational Components*

- The attic can be accessed through a hatch in the master bedroom closet's ceiling.

#### **Method of Evaluation**

##### *Informational Components*

- We evaluated the attic by direct access.

#### **Identification of Roof Structure**

##### *Informational Components*

- The roof structure consists of a prefabricated truss system. Trusses are comprised of components called chords, webs, and struts that are connected by metal gussets machine-nailed in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced with extreme temperature changes. Such movement has no structural significance, but can result in small cracks

or divots in the drywall or plaster.

### **Framing**

#### *Functional Components and Conditions*

- m The roof framing consists of a factory - built truss system, which was in serviceable condition.

### **Insulation Type**

#### *Informational Components*

- The attic floor is insulated with fiberglass-type batt insulation.

### **Insulation Observations**

#### *Informational Components*

- The attic floor is insulated with approximately six inches of fiberglass batt insulation, where visible.

### **Ventilation**

#### *Informational Components*

- Ventilation appears to be adequate.

### **Electrical**

#### *Informational Components*

- The electrical components that are fully visible appear to be in acceptable condition.

## **Secondary Attic**

### **Access Location & General Condition**

#### *Informational Components*

- The attic can be accessed through a hatch/door in the master bedroom closet's wall.

### **Method of Evaluation**

#### *Informational Components*

- We evaluated the attic from the access due to inadequate clearance within.

### **No recommended service**

#### *Informational Components*

- We found the attic to be in acceptable condition.

## **Laundry**

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of; The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing any rubber type hoses with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can accommodate, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## **Laundry Room**

### **Valves and Connectors**

#### *Informational Components*

- The valves and connectors appeared serviceable. However, because they are not in daily use they typically become stiff or frozen. Supply valves are not turned or tested.

### **Trap and Drain**

#### *Informational Components*

- A drain was present, though a trap was not visible due to wall covering. Note; we do not flow test laundry drains.

### **Gas Valve & Connector**

#### *Functional Components and Conditions*

m The gas valve and connector appeared to functional.

*Informational Components*

– Note; LPG/propane gas dryer will be needed.

**220 Volt Receptacle**

*Informational Components*

– There is no 220 volt outlet provided. A gas clothes dryer will be needed.

**Dryer Vent**

*Other Conditions*

q The dryer vent was present and appeared serviceable. The vent tube should be cleaned at this time, and the lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard

**Sink**

*Functional Components and Conditions*

m The laundry sink and its components are functional, and do not need service at this time.

**Cabinets**

*Functional Components and Conditions*

– The cabinets are functional.

**Exhaust Fan**

*Functional Components and Conditions*

m The exhaust fan is functional.

**Outlets**

*Functional Components and Conditions*

m The outlet was functional and has ground fault protection, which is mandated by current standards and is an important safety feature.

**Flooring**

*Informational Components*

– An exterior routed drain pan, for protection in the event of a water leak, was noted.

## Garage(s)

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. Ideally, the columns and beams around the garage door will be made of structural components which include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. We are not engineers, and in the absence of any obvious material defects, you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Multi-Car Garage

**Slab Floor**

*Functional Components and Conditions*

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

**Walls and Ceiling**

*Informational Components*

– The walls and ceiling in the garage are sheathed, and the visible portions appeared to be in acceptable condition.

**Ventilation Ports**

*Other Conditions*

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

**Firewall Separation**

*Functional Components and Conditions*

- The firewall separating the garage from the residence is functional.

**Door to Living Space**

*Functional Components and Conditions*

- The house entry door is in compliance with fire-safety regulations.

**Garage Side Door**

*Other Conditions*

- q The garage side door is in serviceable condition, however the door rubs and would benefit from adjustment.

**Vehicle Door and Hardware**

*Informational Components*

- The sectional garage doors and hardware are functional.

**Automatic Opener and Reverse**

*Functional Components and Conditions*

- m The garage door opener and the auto-reverse is functional. The door reversed with applied resistance and when the infra-red sensors were tripped.

**Lights**

*Functional Components and Conditions*

- The lights are functional, and do not need service at this time.

**Outlets**

*Functional Components and Conditions*

- m The outlet that was tested is functional, and includes ground-fault protection.

## AFFILIATIONS AND CERTIFICATIONS



Richard Zak, CCI

Certified CREIA (California Real Estate Inspection Association) Inspector

Inspector Member of ASHI (the American Society of Home Inspectors)

## REPORT CONCLUSION

3384 Canyon Drive, San Diego, CA 92011

Thank you for hiring us to evaluate your property, whether a home purchase, investment property, or for pre-sale purposes. We ask you to follow these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports and rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and install child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be pleased with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. We may not have tested every outlet and opened every window and door, or identified every minor defect. Also, because we are not specialists and our inspection is essentially visual, latent defects could exist. Please do not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and insurance companies may deny coverage on the grounds that a given condition was preexisting, or not covered because of building standards violation or a manufacture's defect. Therefore, you should read such policies very carefully.

Please take the time to read this entire report, and call us if you have any questions or observations whatsoever. A residential dwelling and its components are complicated, and because of this and the limitations of our visit, we offer consultation and encourage questions. Candid and forthright communication between all parties is vital in avoiding disputes and costly litigation. We orally summarize our findings on site whenever possible, however, it is essential that you read all of the written report.