



Inspection Perfection LLC
1010 University Ave. PMB #1865
San Diego, CA. 92103

July 16, 2009

Customer Name
Address
City, State, Zip

Re Inspection at: 123 Main St
San Diego, CA. 92101

Dear :

At your request, a visual inspection of the above referenced property was conducted on July 2nd, 2009. 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. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Thank you for selecting Inspection Perfection for your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

A handwritten signature in black ink that reads "Will Johnson".

Chief Inspector
INSPECTION PERFECTION LLC
(888) 552-4677
enclosure

Confidential Inspection Report

Prepared for:



Prepared by: Inspection Perfection LLC
1010 University Ave PMB #1865
San Diego, CA 92103
888 552 4677 info@sdinspection.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Summary Report - Significant Findings

Each of these item(s) may have a significant impact of material effects and require further evaluation by certified, licensed tradespeople. These evaluations should be completed prior to close of escrow.

ELECTRICAL SYSTEMS

Main Power Panel and Circuitry

Main Panel Size:

1. Brand - Pushmatic, Size, Could not determine capacity. Bulldog Pushmatic panels/breakers are 30 - 50 years old and dated technology. Operation of breakers are thermal mechanical and are prone to fail over time. Replacement of breakers are hard to find and expensive. Recommend further evaluation by a licensed electrician.



Summary 2 - Moderate Findings

The following is summary of items that are any of the following: safety hazard, material effect or item is at or near it's estimated end-of-life. It is recommended to have a certified, licensed tradesperson evaluate the following item(s) prior to close of escrow:

STRUCTURAL

Structural:

Window Condition:

1. There are near the end of their intended lifespan. See individual rooms for specific windows.

OTHER LIVING SPACES

Dining Room:

Windows:

2. Aluminum horizontal sliders, Screen is installed, Action Necessary - At least one window or associated hardware needs repair or replacement. Framing is loose.

BEDROOMS

Master Bedroom

Electrical Outlets:

3. Satisfactory - 2-prong ungrounded outlets. One or outlets tested as hot/neutral reversed. Recommend further evaluation by a licensed electrician.

Windows:

4. Aluminum single pane, horizontal slider, Screen is installed, Tested, Latch doesn't secure or needs repair. Recommend correction. Action Necessary - At least one window or associated hardware needs repair or replacement. There is at least one broken window pane.

Bedroom #3

Windows:

5. Aluminum single pane, horizontal slider, Screen is installed, Tested, Latch doesn't secure or needs repair. Recommend correction. Action Necessary - At least one window or associated hardware needs repair or replacement. There is at least one broken window pane.

ELECTRICAL SYSTEMS

Main Power Panel and Circuitry

Breaker/Fuse to Wire Compatibility:

6. Action Necessary - The breakers/fuses in the main power panel are inappropriately matched with wire gauges that are too light for the breaker/fuse allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. IMMEDIATE ACTION IS REQUIRED. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.

Electrical stoves require 30 or 40 amps of service. Could not locate services at panel. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.

Circuit Wiring Condition:

7. Most of the electrical outlets tested without grounding. This dwelling may predate this



requirement. This is a safety hazard. Electrical system may be beyond its estimated life. Recommend to have entire electrical system fully evaluated by a licensed electrical contractor.

Comments:

8. Ungrounded Wiring. Noted two prong outlets throughout dwelling. These outlets do not have a grounding wire. Electrical system and panel appear to be original is considered beyond it's estimated life. Recommend a full evaluation by a licensed electrical contractor.

Sub Panel

Breaker/Fuse to Wire Compatibility:

9. Double tapped breaker shows two wires incorrectly connected to one breaker. Recommend further evaluation by a licensed electrical contractor.

Bus bars

10. Sub Panels - Neutrals and grounds must be on separate buses. Not on separate bus bars. Recommend further evaluation by a licensed electrical contractor prior to close of escrow.

Comment:

11. Recommend electrical system to be fully evaluated for capacity requirements.

PLUMBING SYSTEM

Water Heater

Comments:

12. Pilot Out and was not tested. Recommend to have pilot light and tested prior to close of escrow. Unit is worn and at the end or beyond it's estimated life. Budget or replace unit.



Summary 3 - Other Recommendations

The following is summary of items that are safety recommendations or nominal material effects. It is recommend to have work done by a certified, licensed tradesperson prior to close of escrow.

GROUNDINGS

SIDEWALKS/WALKWAYS:

CONDITIONS:

1. Hairline type cracks usually from shrinkage or settling. Monitor area for further cracking. Appears serviceable. Appears properly sloped.

LANDSCAPING:

CONDITION:

2. Not included in inspection. Recommend further evaluation prior to removal of contingencies.

Raised flower boxes attached to building retains water that will have constant contact with foundation & exterior wall creating possible water intrusion. Flower boxes should be installed with separation from dwelling. Recommend further evaluation by a general contractor.

GRADING:

SITE:

3. Flat site, Grading should slope away from dwelling by 6 inches within 6 feet from the dwelling. Area does not appear to meet this requirement. This exposes building components to sustained water contact and deterioration. Recommend further evaluation by a landscape contractor prior to removal of contingencies.

PATIO:

CONDITION:

4. Exterior ground must graded to adequately divert water away from building. Visual inspection appears area is not adequately sloped to divert water from building. Recommend further evaluation by a, Cracks noted are typical.

FENCES & GATES:

GATE(S)

5. Side - Attention - Requires repairs.

FOUNDATION

Foundation

Perimeter Drainage Surface:

6. Grade specification requires surface graded away from building and drop 6 inches within 6 feet minimum. Does not appear to be graded properly. Side area.

Crawlspace

Foundation Bolts Noted:

7. Limited visibility impaired confirmation of foundation bolts.

Moisture on Exposed Basement Walls Noted:

8. Noted Efflorescence on stucco/foundation walls. Indicates constant exposure to water that is wicking into material and extruding salt components/calcium leaving a white salt like buildup. This could lead to accelerated deterioration.



Recommend to minimize constant water exposure with limited watering, better grading, drain installation and rain gutter system.

Vapor Barrier Installed:

9. No - There is no vapor barrier installed.

Evidence of Insects or Animals in Crawlspace:

10. Yes - There is evidence of animal or insect infestation. Recommend to verify all vent screens and access are secured.

Crawlspace

Foundation Bolts Noted:

11. Limited visibility impaired confirmation of foundation bolts.

Moisture on Exposed Basement Walls Noted:

12. Noted Efflorescence on stucco/foundation walls. Indicates constant exposure to water that is wicking into material and extruding salt components/calcium leaving a white salt like buildup. This could lead to accelerated deterioration.

Recommend to minimize constant water exposure with limited watering, better grading, drain installation and rain gutter system.

STRUCTURAL

Structural:

Siding Conditions.

13. Stucco. Stucco - Stucco Cracking - Noted one or more hairline cracks. This is a normal condition over time. May be from shrinkage. Monitor area and may need to be repaired or sealed.

Siding Comment:

14. Stucco requires weep screed, separation 4 inch clearance from earth or 2 inch clearance from a concrete walkway to allow proper exterior draining. No screed present. Time of construction may predate this requirement. Area may be vulnerable to moisture damage wicking from the ground. Recommend to evaluate further prior to close of escrow.

Stucco contact with ground shows deterioration. Some of the finish coat of stucco has deteriorated. Recommend further evaluation by a licensed general contractor prior to removal of contingencies.

Roof Gutter System:

15. Noted a limited gutter system installed. Appears serviceable. Attention Needed - The downspouts appear to be clogged and need attention to function normally.

Rain gutter system is recommended. Grading is poor and stucco structure is in contact with ground and concrete. Rain gutter system will help divert water away from dwelling.

Fireplace:

Exterior Stack Condition:



16. Attention Needed - The exterior stack needs some attention. Some portions of the grout has deteriorated. Recommend further evaluation prior to removal of contingencies.

Comment:

17. Moderate to moderate soot buildup noted. Recommend chimney cleaning for safety and proper operation.

OTHER LIVING SPACES

Front Entry and Main Hallway:

Front Entry Door:

18. Type - Solid wood, There is no deadbolt installed on the main entry door. For safety considerations, installation should be considered. The guest at the front door is not readily visible. Installation of a viewing lens in the door would be a beneficial safety feature. Weatherstrip is serviceable. Missing doorstop or needs repair. Potential damage to wall and hardware. Recommend correction.

Smoke Detector:

19. There is no smoke detector installed in this hallway. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

Family Room:

Electrical Outlets:

20. Satisfactory - 2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.

KITCHEN

Kitchen

Electrical Outlets:

21. Current standards require all counter outlets to have GFCI protection and two 20 amp circuits. One or more counter outlets do not meet this requirement. Recommend correction.

Countertops:

22. Tile, Attention Needed - The countertops in the kitchen need attention. cracks missing.

Cabinets, Drawers, and Doors:

23. Sample tested doors and drawers for proper operation. It is recommended for buyer to operate each unit before or during final walkthrough. Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

Food Waste Disposal:

24. Brand - Insinkerator 1/2 hp, Attention - Noisy during operation. Have unit tested thoroughly prior to close of escrow.

BEDROOMS

Master Bedroom

Interior Door:

25. Type - wood, hollow, Satisfactory - The entry door is aligned with frame, operates and latches properly. Missing door stop. Recommend correction.



External Door:

26. Type - Sliding glass door. single pane, Screen, Operates ok. Satisfactory - The door is aligned with frame, operates and latches properly. Could not confirm tempered safety glass. Recommend further evaluation prior to removal of contingencies.

Smoke Detector:

27. There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

Bedroom #2**Smoke Detector:**

28. There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

Windows:

29. Aluminum single pane, horizontal slider, Screen is installed, Tested, Latch doesn't secure or needs repair. Recommend correction.

Telephone/Cable Access or Jack:

30. No - no telephone outlet, No Cable outlet.

Bedroom #3**Interior Door:**

31. Type - wood, hollow, Satisfactory - The entry door is aligned with frame, operates and latches properly. Missing door stop. Recommend correction.

Smoke Detector:

32. There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

Electrical Outlets:

33. Satisfactory - 2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.

Bedroom #4**Interior Door:**

34. Type - wood, hollow, Satisfactory - The entry door is aligned with frame, operates and latches properly. Missing door stop. Recommend correction.

Smoke Detector:

35. There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

BATHROOM(S)Master Bathroom**Interior Door:**

36. Type - wood, hollow, Satisfactory - The entry door to the bathroom is functional. Missing/damage doorstop. Recommend correction.



Ground Fault Interrupt Outlets:

37. Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Toilet Condition

38. Action Necessary - The toilet in this bathroom needs repair. Flush Valve - When replacing the flush valve, be sure to replace it with an approved anti-siphon & backflow rated fill valve.

Bathroom #2

Ground Fault Interrupt Outlets:

39. Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.

Light Switch:

40. Action Necessary - The light switch in this bathroom did not function when I attempted to turn it off or on.

Basin and Drain Fixture:

41. Satisfactory - The basin and drainage fixture appears to be satisfactory. Supply and drain lines should be sealed thru walls to minimize vermin infestation. Recommend correction. Attention - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.

Tub Mixing Valve & Stopper:

42. Stopper needs repair or replacement. Recommend further evaluation prior to removal of contingencies.

Bathroom #3:

Interior Door:

43. Type - wood, hollow, Attention Needed - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. The door skin is damaged from wall heater. It is no longer performing as intended.

Ventilation Fans:

44. Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily. Unit is noisy during operation. May need maintenance or replacement.

Ground Fault Interrupt Outlets:

45. Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Faucet and Supply Lines:

46. Satisfactory - Faucets and supply lines appear satisfactory. Drain stopper, Did not function properly or missing. Recommend to evaluate further prior to close of escrow.



Shower/Shower Head and Mixing Valves:

47. Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended.

Tub/Shower Drain:

48. Attention Needed - The tub/shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

Heat Source:

49. Electric Heat - There is an electric heat source in this bathroom. Warning. See notes on interior door.

ELECTRICAL SYSTEMSMain Power Panel and Circuitry**Legend Available:**

50. No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Breaker configuration

51. Breakers are same manufacturer as panel. One of the bridge brackets is broken. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.

Main Service Ground Verified:

52. No - The main service ground wire was not located, or the inspector was unable to verify it was intact. Further investigation is needed to verify its existence.

Sub Panel**Legend Available:**

53. No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Panel Condition:

54.

MISC**Ground Fault Protected Outlets:**

55. Action Necessary - Recommend Ground Fault Circuit Interrupt protected outlets installed in the noted areas. Kitchen - All non-dedicated circuits. Bathroom outlets within 6 feet of a water source (lavatory, tub, or shower). Garage outlets that are not a dedicated circuit. Any outlets on the exterior of the structure.

Smoke Detectors:

56. State of Calif requires smoke detectors installed Smoke detectors prior to close of escrow to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

PLUMBING SYSTEMPlumbing:

Waste Line Materials

57. The predominant waste line material is cast iron. Cast iron material is beyond its estimated life. Recommend to have waste line inspected with a video camera prior to removal of contingencies.

Water Heater

Exposed Water Heater Condition:

58. Rust Noted - It shows signs of rust and some deterioration, but it is functional and not leaking.

Insulated Hot Water Piping:

59. Recommend - Insulate Hot & cold water piping within 5 ft of tank. Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Type:

60. Through-the-wall installation.

Unit Tested:

61. No - Did not respond to controls. Recommend further evaluation prior to removal of contingencies.

Heating Unit # 1:

Ducts Condition:

62. Attention Needed - The ducting system may not be terminated properly. All vents appeared to have sufficient air flow. Recommend further evaluation prior to removal of contingencies.

LAUNDRY

LAUNDRY

Ground Fault Interrupt Outlets:

63. This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

GARAGE

Garage

Outside Entry Door:

64. Type - Wood door with glass, Attention Needed - The outside entry door to the garage needs some minor adjustment or repair. latch nok.

Fire Rated Entry Door to Structure:

65. No - There is no fire rated door separating the garage from the living areas of the house. Door requires a automatic door return. Tested & verified.

Comment:



66. Operated manual wooded garage door that opens to the side patio. Operates OK. Latching needs repairs or replacement.

ROOF & ATTIC

Attic & Ventilation:

Insulation Clear of Sheathing:

67. The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least a 1 1/2" air gap between the insulation and the sheathing. This contact will lead to condensation in the attic. It also limits airflow which ventilates the attic.



Summary 4 - Disclaimers

The following is summary of items of the inspections that were not included in the inspection due to beyond the scope of a standard inspection or conditions prohibited further evaluation.

GROUNDS

PATIO:

COMMENT:

1. Exterior building is noted. It is not included in inspection. Recommend to evaluate thoroughly prior to close of escrow.

FENCES & GATES:

CONDITION:

2. The fence system is excluded from inspection per the home inspection agreement. Recommend further evaluation prior to removal of contingencies.

FOUNDATION

Foundation

Visible Portions of Exterior Foundation Walls:

3. Poured slab foundation has limited exterior visibility for inspection.

STRUCTURAL

Fireplace:

Evidence of Drafting Problems:

4. No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

KITCHEN

Kitchen

Refrigerator:

5. Yes - There is a refrigerator installed. The inspection does not include any nonpermanently installed appliances or fixtures. Recommend to test unit thoroughly prior to removal of contingencies.



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. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others 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.

DRIVEWAY:

2.1 CONDITION:

Type - Concrete. Cracks noted are typical given age. May be the result of shrinkage or settling. Monitor area for further erosion. Appears serviceable.



SIDEWALKS/WALKWAYS:

2.2 ENTRANCE

WALKWAY:

Concrete.

2.3 CONDITIONS:

Hairline type cracks usually from shrinkage or settling. Monitor area for further cracking. Appears serviceable. Appears properly sloped.



2.4 Location

East side.



2.5 TYPE:

Concrete.

2.6 CONDITION:

Exterior ground must be graded to adequately divert water away from building. Area appears properly graded. Cracks - Cracks noted are typical, Appears serviceable.

LANDSCAPING:

2.7 CONDITION:

Not included in inspection. Recommend further evaluation prior to removal of contingencies.

Raised flower boxes attached to building retain water that will have constant contact with foundation & exterior wall creating possible water intrusion. Flower boxes should be installed with separation from dwelling. Recommend further evaluation by a general contractor.



GRADING:

2.8 SITE:

Flat site, Grading should slope away from dwelling by 6 inches within 6 feet from the dwelling. Area does not appear to meet this requirement. This exposes building components to sustained water contact and deterioration. Recommend further evaluation by a landscape contractor prior to removal of contingencies.

PATIO:

2.9 Location

Side.



2.10 TYPE:

Concrete.

2.11 CONDITION:

Exterior ground must be graded to adequately divert water away from building. Visual inspection appears area is not adequately sloped to divert water from building. Recommend further evaluation by a, Cracks noted are typical.

FENCES & GATES:

2.12 TYPE:

Wood.

2.13 LOCATION:

Side.

2.14 CONDITION:

The fence system is excluded from inspection per the home inspection agreement. Recommend further evaluation prior to removal of contingencies.

2.15 GATE(S)

Side - Attention - Requires repairs.

Lights/Electrical

2.16 PATIO:

Outside light, operates properly. Appears serviceable. No electrical outlet.

COMMENT:

2.17 PATIO:

Exterior building is noted. It is not included in inspection. Recommend to evaluate thoroughly prior to close of escrow.



FOUNDATION

Sprinkler System

3.1
None.

Foundation

3.2 Type of Foundation:
Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

3.3 Foundation Materials:
Poured in place concrete, 8 inches or more thick.

3.4 Visible Portions of Exterior Foundation Walls:
Poured slab foundation has limited exterior visibility for inspection.

3.5 Visible Foundation Wall Cracks Noted From Exterior:
Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection.

3.6 Evidence of Recent Movement:
No - There is no evidence of any recent movement.

3.7 Perimeter Drainage Surface:
Grade specification requires surface graded away from building and drop 6 inches within 6 feet minimum. Does not appear to be graded properly. Side area.

3.8 Drain system:
No - The inspection did not reveal any evidence of a footer drainage system.

Crawlspace

3.9 Location of Crawlspace Entrance:



Exterior.



3.10 Crawlspace

Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

3.11 Crawlspace

Inspected By:

The crawlspace was inspected by entering and crawling through.

3.12 Crawlspace

Ceiling Exposed

Percent:

Most of the ceiling is open allowing visibility of the flooring, joists. & beams.

3.13 Percent

Interior

Foundation Wall

Exposed:

The interior view of the foundation is limited to the visible portions of the walls.
Only about 50% to 75%

3.14 Conditions

Noted in Exterior

Walls, Interior

View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

3.15 Repairs In

Exterior Walls

Noted:

None noted.

3.16 Sill Plates

Percentage Visible:

Only about 50% to 75%

3.17 Foundation

Bolts Noted:

Limited visibility impaired confirmation of foundation bolts.

3.18 Moisture on

Exposed Basement

Walls Noted:



Noted Efflorescence on stucco/foundation walls. Indicates constant exposure to water that is wicking into material and extruding salt components/calcium leaving a white salt like buildup. This could lead to accelerated deterioration.

Recommend to minimize constant water exposure with limited watering, better grading, drain installation and rain gutter system.



3.19 Evidence of Water Entry in the crawlspace Noted:

No evidence of water was noted.

3.20 Main Beam/Girders

Flooring support system did not require main beam system.

3.21 Crawlspace Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

3.22 Crawlspace Floor:

Dirt.

3.23 Vapor Barrier Installed:

No - There is no vapor barrier installed.

3.24 Posts Condition:

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

3.25 Pier Construction Materials:

Exposed concrete piers at least 8" in diameter are visible in the crawlspace.

3.26 Condition of Piers:

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

3.27 Evidence of Insects or Animals in Crawlspace:

Yes - There is evidence of animal or insect infestation. Recommend to verify all vent screens and access are secured.

3.28 Electrical Service:

None.



Crawlspace

3.29 Location of Crawlspace

Entrance:

Exterior. Accessible from backyard for the room addition.



3.30 Crawlspace

Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

3.31 Crawlspace

Inspected By:

The crawlspace was inspected by entering and crawling through.

3.32 Crawlspace

Ceiling Exposed

Percent:

Most of the ceiling is open allowing visibility of the flooring, joists. & beams.



3.33 Percent

Interior

Foundation Wall

Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 50% to 75%

3.34 Conditions

Noted in Exterior

Walls, Interior

View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

3.35 Foundation

Bolts Noted:

Limited visibility impaired confirmation of foundation bolts.

3.36 Moisture on



Exposed Basement
Walls Noted:

Noted Efflorescence on stucco/foundation walls. Indicates constant exposure to water that is wicking into material and extruding salt components/calcium leaving a white salt like buildup. This could lead to accelerated deterioration.

Recommend to minimize constant water exposure with limited watering, better grading, drain installation and rain gutter system.



3.37 Evidence of
Water Entry in the
crawlspace Noted:

No evidence of water was noted.

3.38 Main
Beam/Girders

Flooring support system did not require main beam system.

3.39 CrawlSpace
Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

3.40 CrawlSpace
Floor:

Dirt.

3.41 Posts
Condition:

None. Appears serviceable.



3.42 Pier
Construction
Materials:

None Appears serviceable.

Joists

3.43 CrawlSpace



Limited visual inspection of joists appears serviceable.



Limited visual inspection of joists appears serviceable.

Flooring

3.44 Crawlspace

Type: Boards, Appears serviceable.

Type: Boards, Appears serviceable.



STRUCTURAL

Structural:

4.1 Type of Construction:

Frame.

4.2 Exterior Siding

Materials:

Combination of: stucco & fiber panels.

4.3 Siding

Condition:

Composite Fiberboard Panels, Satisfactory - The siding is in serviceable condition.

4.4 Siding

Conditions.

Stucco. Stucco - Stucco Cracking - Noted one or more hairline cracks. This is a normal condition over time. May be from shrinkage. Monitor area and may need to be repaired or sealed.

4.5 Siding

Comment:

Stucco requires weep screed, separation 4 inch clearance from earth or 2 inch clearance from a concrete walkway to allow proper exterior draining. No screed present. Time of construction may predate this requirement. Area may be vulnerable to moisture damage wicking from the ground. Recommend to evaluate further prior to close of escrow.



Stucco contact with ground shows deterioration. Some of the finish coat of stucco has deteriorated. Recommend further evaluation by a licensed general contractor prior to removal of contingencies.

4.6 Trim Condition:

Satisfactory - The trim is intact and satisfactory.

4.7 Fascia & Rake

Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear. Termite inspection may reveal further evaluation of this condition.

4.8 Condition of

Painted Surfaces:

Good - The exposed painted surfaces of the siding and trim appear to be nearly new or freshly painted. This finish should last for many years without the need for anything other than touch-ups.



4.9 Windows Type:

Aluminum horizontal sliders.

4.10 Window Condition:

There are near the end of their intended lifespan. See individual rooms for specific windows.

4.11 Window Flashing:

Window flashing is concealed from exterior covering. It was not evaluated in this home inspection.

4.12 Framing Type:

Platform framing was the chosen style of framing.

4.13 Exposed Wall Framing Location:

Garage.

4.14 Framing members sizing.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16-inch centers.

4.15 Exposed Wall Framing Members Condition:

Satisfactory - The exposed wall framing members were in satisfactory condition.

4.16 Exposed Floor/Ceiling Framing Location:

Crawlspace, Attic Floor.

4.17 Floor Framing Members Size.

The floor framing is constructed with 2" x 8" members.

4.18 Exposed Floor/Ceiling Framing Condition:

Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.

4.19 Wall Covering Material:

The ceiling covering material is gypsum board.

4.20 Ceiling Covering Material:

The ceiling covering material is gypsum board.

4.21 Interior of the Wall Cavity:

The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.



Fireplace:

4.22 Location of
Fireplace:

Living Room.



4.23 Type of
Fireplace:

Masonry - There is a masonry-built fireplace installed.

4.24 Fireplace
Fuel:

Wood - The fireplace is designed to burn wood.

4.25 Firebox
Condition:

Satisfactory - The firebox appears to be sound and useable in its current condition. There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.



4.26 Damper
Condition:

Satisfactory - The flue damper appears to be functional and fully adjustable.



4.27 Evidence of
Drafting Problems:

No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

4.28 Flue Condition
from Firebox:

Satisfactory - The visible portions of the chimney flue appear to be satisfactory.



4.29 Hearth

Condition:

The hearth is in satisfactory condition.

4.30 Mantle:

Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

4.31 Flue Condition

From Roof:

Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.

4.32 Exterior Stack

Material:

The exterior fireplace stack is made of mortar and brick.



4.33 Exterior Stack

Condition:

Attention Needed - The exterior stack needs some attention. Some portions of the grout has deteriorated. Recommend further evaluation prior to removal of contingencies.



4.34 Flue Lined:

Yes - The fireplace flue appears to be lined with masonry.

4.35 Rain Hat:

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.



4.36 Spark

Arrestor:

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.



4.37 Chimney
Height and
Clearance:

Yes - The chimney installation appears to meet clearance requirements.

4.38 Flashing:

Satisfactory - The installed flashing around the chimney stack appears to be functional.

4.39 Ash pit
Present:

Yes - There is an ash pit below the fireplace.

4.40 Source of
Combustion Air:

Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

4.41 Comment:

Moderate to moderate soot buildup noted. Recommend chimney cleaning for safety and proper operation.

Foundation bolts

4.42 Garage

Yes - Noted anchor bolts, min 2 per sill material, max 12 inch from end of sill. Appears serviceable.



OTHER LIVING SPACES

Front Entry and Main Hallway:

5.1 The Main

Entrance Faces:

South.



5.2 Front Entry

Door:

Type - Solid wood, There is no deadbolt installed on the main entry door. For safety considerations, installation should be considered. The guest at the front door is not readily visible. Installation of a viewing lens in the door would be a beneficial safety feature. Weatherstrip is serviceable. Missing doorstop or needs repair. Potential damage to wall and hardware. Recommend correction.

5.3 Screen/Storm

Door:

Satisfactory - There is a combination security and screen door installed, and it appears to be functional.

5.4 Doorbell

Doorbell operated satisfactorily.

5.5 Entry Floor:

The floor covering material is carpet. Satisfactory - The entry floor material is in satisfactory condition.

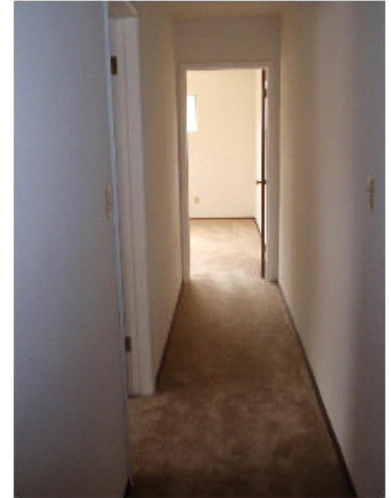
5.6 Switches

Operated switch for outside light and verified function.

5.7 Main Hallway:



Satisfactory - The main hallway walls and floor are in satisfactory condition. 3 Way switch operates properly.



5.8 Smoke Detector:

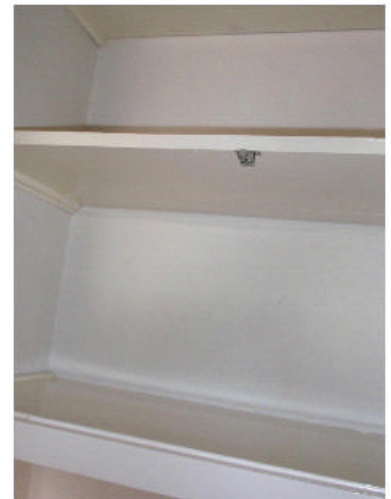
There is no smoke detector installed in this hallway. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

5.9 Guest Closet:

Location - hallway, Satisfactory - The guest closet is functional and of average size.

5.10 Linen Closet/Cabinets:

Location - hallway, Satisfactory - The closet is functional, and it has shelving installed.



Living Room:

5.11 Location:



Front.



5.12 Floor:

The floor covering material is carpet. Satisfactory - The floor in this room is in satisfactory condition.

5.13 Walls:

Satisfactory - The walls in this room appear to be satisfactory.

5.14 Ceiling:

Satisfactory - The ceiling is functional and as expected.

5.15 Windows:

Aluminum horizontal sliders, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.

5.16 Electrical Outlets:

Satisfactory - 2-prong ungrounded outlets.

5.17 Telephone Access or Jack:

No.

5.18 Cable TV:

Yes.

5.19 Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

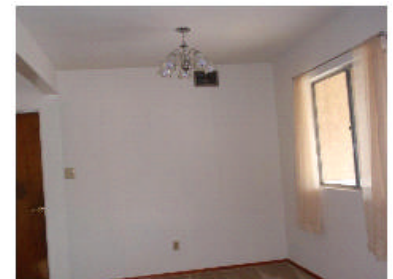
5.20 Fireplace:

Yes - There is a fireplace in this room. Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

Dining Room:

5.21 Location:

Front.



5.22 Floor:

The floor covering material is carpet. Satisfactory - The floor in this room is in satisfactory condition.

5.23 Walls:

Satisfactory - The walls in this room appear to be satisfactory.

5.24 Ceiling:

Satisfactory - The ceiling is functional and as satisfactory.

5.25 Windows:

Aluminum horizontal sliders, Screen is installed,
Action Necessary - At least one window or associated hardware needs repair or replacement.
Framing is loose.



5.26 Electrical

Outlets:

Satisfactory - 2-prong ungrounded outlets.

5.27 Heat Source

Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Family Room:

5.28 Location:

Front.



5.29 Floor:

The floor covering material is carpet. Satisfactory - The floor in this room is in satisfactory condition.



- 5.30 Closet: Satisfactory - The closet is functional and of average size.
- 5.31 Walls: Satisfactory - The walls in this room appear to be satisfactory.
- 5.32 Ceiling: Satisfactory - The ceiling is functional and as expected.
- 5.33 Windows: Aluminum horizontal sliders, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.
- 5.34 Electrical Outlets: Satisfactory - 2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.
- 5.35 Telephone Access or Jack: Yes - There is a telephone jack installed in this room. It may or may not be functional.
- 5.36 Cable TV: No.
- 5.37 Heat Source Noted: There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Study/Den:

- 5.38 Location: Hallway.



- 5.39 Interior Door: Type - wood, hollow, Satisfactory - The entry door to this room is functional.
- 5.40 Floor: The floor covering material is carpet. Satisfactory - The floor in this room is in satisfactory condition.
- 5.41 Closet: None.
- 5.42 Walls: Satisfactory - The walls in this room appear to be satisfactory.
- 5.43 Ceiling: Satisfactory - The ceiling is functional and appears serviceable.



5.44 Windows:

Aluminum horizontal sliders, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.

5.45 Electrical Outlets:

Satisfactory - 2-prong ungrounded outlets.

5.46 Telephone Access or Jack:

No.

5.47 Cable TV:

No.

5.48 Heat Source

Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Switches

5.49 Living Room:

Switch controls power to an outlet. Tested and verified.

5.50 Dining Room:

Ceiling Light, Operates a ceiling light. Tested and verified.

5.51 Family Room:

Switch controls power to an outlet. Tested and verified. Operates a ceiling light. Tested and verified.

5.52 Study/Den:

Ceiling Light, Tested and verified.

External Door:

5.53 Study/Den:

Type - Wood frame with glass panel(s). Operated and latched properly. Switch, Tested outside light. Appears serviceable.



KITCHEN

Kitchen

6.1 Location:

Midway.



6.2 Interior Door:

Type - wood, pocket, Satisfactory - The entry door to the dining room is functional.

6.3 Floor:

The floor covering material is vinyl. Satisfactory - The floor in this room is in satisfactory condition.

6.4 Windows:

Aluminum horizontal sliders, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.

6.5 Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

6.6 Ceiling:

Satisfactory - The ceiling is functional and satisfactory.

6.7 Ceiling Fan:

Satisfactory - There is a ceiling fan installed, and it appears to be functional. If it is used correctly, this can make the room feel more comfortable.

6.8 Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

6.9 Electrical Outlets:

Current standards require all counter outlets to have GFCI protection and two 20 amp circuits. One or more counter outlets do not meet this requirement. Recommend correction.



6.10 Countertops:

Tile, Attention Needed - The countertops in the kitchen need attention. cracks missing.





Missing tile at stove top



Hairline crack



Hairline crack

6.11 Cabinets, Drawers, and Doors:

Sample tested doors and drawers for proper operation. It is recommended for buyer to operate each unit before or during final walkthrough. Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

6.12 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are no individual shutoffs installed for the supply lines under the sink.

6.13 Sink and Drain Lines:

Type: Porcelain, Satisfactory - The sink and drainage lines appear to be satisfactory.

6.14 Undersink

No noted water damage, supply and drain pipes appear serviceable.



6.15 Caulking
Water Contact
Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

6.16 Food Waste
Disposal:

Brand - Insinkerator 1/2 hp, Attention - Noisy during operation. Have unit tested thoroughly prior to close of escrow.

6.17 Dishwasher:

None.

6.18 Range Hood:

Brand - Nutone, Operated fan speeds and light. Tested OK.

6.19 Range/Oven

Fuel Source:

Electric - There is a 220-volt hookup for an electric range/oven.

6.20 Range/Oven:

Type - stove top, All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.

6.21 Oven

Type - wall unit, electric, Tested OK. Appears serviceable.

6.22 Microwave

Oven:

None.

6.23 Refrigerator:

Yes - There is a refrigerator installed. The inspection does not include any nonpermanently installed appliances or fixtures. Recommend to test unit thoroughly prior to removal of contingencies.

6.24 Water For

Refrigerator:

Could not determine.

6.25 Heat Source:

Satisfactory - There is a heat register in this room.



BEDROOMS

MasterBedroom

7.1 Location:

Rear.



7.2 Interior Door:

Type - wood, hollow, Satisfactory - The entry door is aligned with frame, operates and latches properly. Missing door stop. Recommend correction.

7.3 External Door:

Type - Sliding glass door. single pane, Screen, Operates ok. Satisfactory - The door is aligned with frame, operates and latches properly. Could not confirm tempered safety glass. Recommend further evaluation prior to removal of contingencies.

7.4 Floor:

The floor covering material is carpet. Satisfactory - The floors are in satisfactory condition.

7.5 Closet:

Walk-in size closet. Satisfactory & functional.

7.6 Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

7.7 Ceiling:

Satisfactory - The ceiling is free of cracks & stains.

7.8 Heat Source

Noted:

There is a heat source to this room.

7.9 Smoke

Detector:

There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

7.10 Light and Light Switch.

Ceiling Light, Satisfactory - The light and light switch were functional at time of inspection.

7.11 Electrical

Outlets:

Satisfactory - 2-prong ungrounded outlets. One or outlets tested as hot/neutral reversed. Recommend further evaluation by a licensed electrician.



7.12 Windows:

Aluminum single pane, horizontal slider, Screen is installed, Tested, Latch doesn't secure or needs repair. Recommend correction. Action Necessary - At least one window or associated hardware needs repair or replacement. There is at least one broken window pane.



7.13

Telephone/Cable

Access or Jack:

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional. No Cable outlet.

Bedroom #2

7.14 Location:

End of hall.



7.15 Interior Door:

Type - wood, hollow, Satisfactory - The entry door is aligned with frame, operates and latches properly.

7.16 Floor:

The floor covering material is carpet. Good - The floor covering is newer and should provide years of service.

7.17 Closet:

Satisfactory - It is functional and average size. Doors operated properly.

7.18 Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

7.19 Ceiling:

Satisfactory - The ceiling is free of cracks & stains.

7.20 Heat Source

Noted:

There is a heat source to this room.

7.21 Smoke

Detector:

There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.



7.22 Light and Light Switch.

Ceiling Light, Satisfactory - The light and light switch were functional at time of inspection.

7.23 Electrical Outlets:

Satisfactory - 2-prong ungrounded outlets.

7.24 Windows:

Aluminum single pane, horizontal slider, Screen is installed, Tested, Latch doesn't secure or needs repair. Recommend correction.

7.25 Telephone/Cable Access or Jack:

No - no telephone outlet, No Cable outlet.

Bedroom #3

7.26 Location:

Rear, End of hall West end.



7.27 Interior Door:

Type - wood, hollow, Satisfactory - The entry door is aligned with frame, operates and latches properly. Missing door stop. Recommend correction.

7.28 Floor:

The floor covering material is carpet. Good - The floor covering is newer and should provide years of service.

7.29 Closet:

Satisfactory - It is functional and average size. Doors operated properly.

7.30 Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

7.31 Ceiling:

Satisfactory - The ceiling is free of cracks & stains.

7.32 Heat Source

Noted:

There is a heat source to this room.

7.33 Smoke Detector:

There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.



7.34 Light and Light Switch.

Ceiling Light, Satisfactory - The light and light switch were functional at time of inspection.

7.35 Electrical Outlets:

Satisfactory - 2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.

7.36 Windows:

Aluminum single pane, horizontal slider, Screen is installed, Tested, Latch doesn't secure or needs repair. Recommend correction. Action Necessary - At least one window or associated hardware needs repair or replacement. There is at least one broken window pane.

7.37 Telephone/Cable Access or Jack:

No - no telephone outlet, No Cable outlet.

Bedroom #4

7.38 Location:

Hallway.



7.39 Interior Door:

Type - wood, hollow, Satisfactory - The entry door is aligned with frame, operates and latches properly. Missing door stop. Recommend correction.

7.40 Floor:

The floor covering material is carpet. Good - The floor covering is newer and should provide years of service.

7.41 Closet:

Satisfactory - It is functional and average size. Doors operated properly.

7.42 Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.



7.43 Ceiling:

Satisfactory - The ceiling is free of cracks & stains.

7.44 Heat Source

Noted:

There is a heat source to this room.

7.45 Smoke

Detector:

There is no smoke detector installed in this bedroom. State of Calif. requires installation of smoke detectors installed in all bedrooms and adjacent hallways.

7.46 Light and
Light Switch.

Ceiling Light, Satisfactory - The light and light switch were functional at time of inspection.

7.47 Electrical

Outlets:

Satisfactory - 2-prong ungrounded outlets.

7.48 Windows:

Aluminum single pane, horizontal slider, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.

7.49

Telephone/Cable

Access or Jack:

No - no telephone outlet, No Cable outlet.

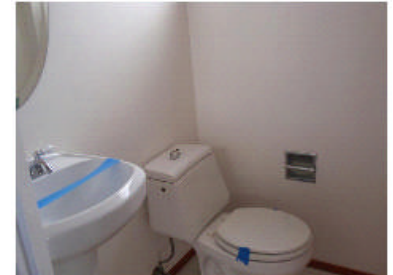


BATHROOM(S)

Master Bathroom

8.1 Location:

Accessible thru master bedroom.



8.2 Interior Door:

Type - wood, hollow, Satisfactory - The entry door to the bathroom is functional. Missing/damage doorstop. Recommend correction.

8.3 Floor:

The floor covering material is vinyl. Satisfactory - The flooring in this bathroom is satisfactory.

8.4 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

8.5 Windows:

Aluminum horizontal sliders, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.

8.6 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

8.7 Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

8.8 Ventilation

Fans:

None - There is no installed ventilation fan. There is a window installed; and if it's used correctly, there is no need for a fan.

8.9 Ground Fault

Interrupt Outlets:

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.



8.10 Light Switch:

Satisfactory - The light switch is satisfactory.

8.11 Vanity

Cabinet:

Pedestal, Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



8.12 Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

8.13 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory. Pressure, Experienced minimal drop in water pressure when all fixtures(faucet, toilet, shower) are operating. Drain stopper, Tested and operated properly.

8.14 Toilet Condition

Action Necessary - The toilet in this bathroom needs repair. Flush Valve - When replacing the flush valve, be sure to replace it with an approved anti-siphon & backflow rated fill valve.

8.15 Tub/Shower:

Shower Only, Tile.

8.16 Tub & Shower Walls:

Tile, Satisfactory - The walls appear to be in satisfactory condition.

8.17 Shower Pan:

Tile flooring. Appears serviceable.

8.18

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

8.19 Tub/Shower

Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

8.20 Glass

Tub/Shower Door:

Yes, Door material appears to be acrylic.

8.21

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

8.22 Heat Source:

None.

Bathroom #2

8.23 Location:

Hallway.

8.24 Interior Door:

Type - wood, hollow, Satisfactory - The entry door to the bathroom is functional.



8.25 Floor:

The floor covering material is vinyl. Satisfactory - The flooring in this bathroom is satisfactory.

8.26 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

8.27 Windows:

Aluminum horizontal sliders, Screen is installed, Tested, Operated and latched properly. Appears Serviceable.

8.28 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

8.29 Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

8.30 Ventilation**Fans:**

None - There is no installed ventilation fan. There is a window installed; and if it's used correctly, there is no need for a fan.

8.31 Ground Fault**Interrupt Outlets:**

Action Necessary - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.

8.32 Light Switch:

Action Necessary - The light switch in this bathroom did not function when I attempted to turn it off or on.

8.33 Vanity**Cabinet:**

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

8.34 Basin and**Drain Fixture:**

Satisfactory - The basin and drainage fixture appears to be satisfactory. Supply and drain lines should be sealed thru walls to minimize vermin infestation. Recommend correction. Attention - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.

**8.35 Faucet and
Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory. Pressure, Experienced minimal drop in water pressure when all fixtures(faucet, toilet, shower) are operating. Drain stopper, Tested and operated properly.

**8.36 Toilet
Condition**

Satisfactory - The toilet in this bathroom appears to be functional.



8.37 Tub/Shower:

Tub/Shower unit, Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

8.38 Tub Mixing Valve & Stopper:

Stopper needs repair or replacement. Recommend further evaluation prior to removal of contingencies.

8.39

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

8.40 Tub & Shower

Walls:

Tile, Satisfactory - The walls appear to be in satisfactory condition.

8.41 Tub/Shower

Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

8.42 Glass

Tub/Shower Door:

No.

8.43

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

8.44 Heat Source:

Electric Heat - There is an electric heat source in this bathroom.

Bathroom #3:

8.45 Location:

Thru bedroom # 4.

8.46 Interior Door:

Type - wood, hollow, Attention Needed - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. The door skin is damaged from wall heater. It is no longer performing as intended.



8.47 Floor:

The floor covering material is vinyl. Satisfactory - The flooring in this bathroom is satisfactory.



- 8.48 Walls: Satisfactory - The walls in this bathroom are satisfactory.
- 8.49 Windows: None - There is no window.
- 8.50 Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.
- 8.51 Lighting: Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
- 8.52 Ventilation
Fans: Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily. Unit is noisy during operation. May need maintenance or replacement.
- 8.53 Ground Fault
Interrupt Outlets: Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.
- 8.54 Light Switch: Satisfactory - The light switch is satisfactory.
- 8.55 Vanity
Cabinet: Pedestal.
- 8.56 Basin and
Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.
- 8.57 Faucet and
Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory. Drain stopper, Did not function properly or missing. Recommend to evaluate further prior to close of escrow.
- 8.58 Toilet
Condition: Satisfactory - The toilet in this bathroom appears to be functional.
- 8.59 Tub/Shower: Shower Only, Tile.
- 8.60 Tub & Shower
Walls: Tile.
- 8.61 Shower Pan: Tile flooring. Appears serviceable.
- 8.62
Shower/Shower
Head and Mixing
Valves:



Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended.

8.63 Tub/Shower

Drain:

Attention Needed - The tub/shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

8.64 Glass

Tub/Shower Door:

Yes, Safety Glass - There is a set of sliding glass doors installed. It appears to be tempered safety glass.

8.65

Caulking/Water

Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

8.66 Heat Source:

Electric Heat - There is an electric heat source in this bathroom. Warning. See notes on interior door.



ELECTRICAL SYSTEMS

Primary Power Source

9.1 Service

Voltage:

The incoming electrical service to this structure is 120/240 volts.

9.2

Service/Entrance/

Meter:

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.



Main Power Panel and Circuitry

9.3 Sub Power

Distribution Panel

Location:

West, side of house, towards the front.

9.4 Main Panel

Size:

Brand - Pushmatic, Size, Could not determine capacity. Bulldog Pushmatic panels/breakers are 30 - 50 years old and dated technology. Operation of breakers are thermal mechanical and are prone to fail over time. Replacement of breakers are hard to find and expensive. Recommend further evaluation by a licensed electrician.



9.5 Service Cable

to Panel Type:

Could not determine.



9.6 Is Panel

Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

9.7 Panel

Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components is functioning as intended minimizing the risk of electrical shock.

9.8 Legend

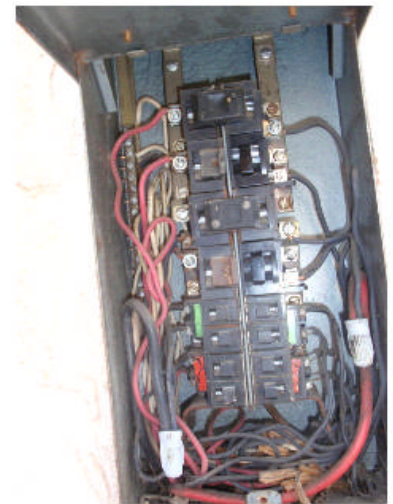
Available:

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

9.9 Panel Cover

Removed:

Yes.



9.10 Breaker/Fuse

to Wire

Compatibility:

Action Necessary - The breakers/fuses in the main power panel are inappropriately matched with wire gauges that are too light for the breaker/fuse allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. IMMEDIATE ACTION IS REQUIRED. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.



Electrical stoves require 30 or 40 amps of service. Could not locate services at panel. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.



9.11 Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

9.12 Circuit Wiring Condition:

Most of the electrical outlets tested without grounding. This dwelling may predate this requirement. This is a safety hazard. Electrical system may be beyond its estimated life. Recommend to have entire electrical system fully evaluated by a licensed electrical contractor.

9.13 Main Service Ground Verified:

No - The main service ground wire was not located, or the inspector was unable to verify it was intact. Further investigation is needed to verify its existence.

9.14 Wire Protection/Routing :

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

9.15 Comments:

Ungrounded Wiring. Noted two prong outlets throughout dwelling. These outlets do not have a grounding wire. Electrical system and panel appear to be original is considered beyond it's estimated life. Recommend a full evaluation by a licensed electrical contractor.

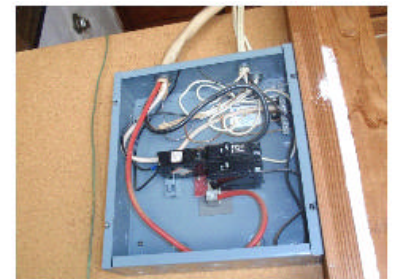
Sub Panel

9.16 Brand

Brand - Challenger.

9.17 Legend Available:

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.



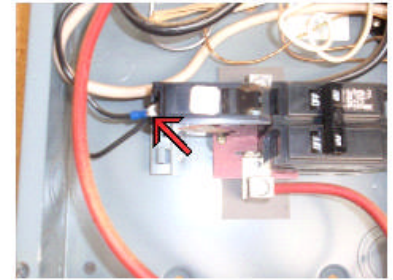
9.18 Panel Cover Removed:

Yes.

9.19 Breaker/Fuse to Wire Compatibility:



Double tapped breaker shows two wires incorrectly connected to one breaker. Recommend further evaluation by a licensed electrical contractor.



9.20 Bus bars

Sub Panels - Neutrals and grounds must be on separate buses. Not on separate bus bars. Recommend further evaluation by a licensed electrical contractor prior to close of escrow.

9.21 Main Service

Ground Verified:

Yes - The main service ground wire was located by the inspector.

9.22 Comment:

Recommend electrical system to be fully evaluated for capacity requirements.

MISC

9.23 Ground Fault

Protected Outlets:

Action Necessary - Recommend Ground Fault Circuit Interrupt protected outlets installed in the noted areas. Kitchen - All non-dedicated circuits. Bathroom outlets within 6 feet of a water source (lavatory, tub, or shower). Garage outlets that are not a dedicated circuit. Any outlets on the exterior of the structure.



9.24 Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

9.25 Smoke Detectors:

State of Calif requires smoke detectors installed Smoke detectors prior to close of escrow to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Breaker configuration

9.26 Main Power Panel and Circuitry

Breakers are same manufacturer as panel. One of the bridge brackets is broken. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.

Location:

9.27 Sub Panel



Garage.



PLUMBING SYSTEM

Plumbing:

10.1 Water Source:
City/Municipal.

10.2 Main Water
Line Cutoff
Location:

Front side of exterior. Noted pressure regulator to control the water pressure.



10.3 Plumbing
Service Piping Size
to Structure:

Material, The main service line to the structure is copper. 3/4" water service line from the meter to the main cutoff.

10.4 Visible
Mineral Deposits or
Encrustations:

No.

10.5 Interior
Supply Piping Size:

Material, The main service line to the structure is copper. The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

10.6 Water
Pressure:

Tested at 60 psi. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

10.7 Exterior Hose
Bibs Functional:

Sample tested, Satisfactory - The exterior hose bib(s) appeared to function normally.

10.8 Functional
Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

10.9 Leaks in the
Supply Piping
Noted:



No - none noted.

10.10 Sewage
Disposal Type:

Public Sewer System.

10.11 Waste Line
Materials

The predominant waste line material is cast iron. Cast iron material is beyond its estimated life. Recommend to have waste line inspected with a video camera prior to removal of contingencies.

10.12 Waste Piping
Condition:

Limited visibility minimizes inspection of waste piping. Satisfactory - The visible plumbing waste piping appears functional.

10.13 Vent Piping
Material

The vent material as it passes through the roof is plastic.

10.14 Vent Piping
Condition:

Limited visibility minimizes inspection of vent piping.

10.15
Supply/Waste
Piping Supports:

Not applicable.

10.16 Functional
Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

10.17
Objectionable
Odors Noted:

No.

Water Heater

10.18 Location:



Garage.



10.19 Model &
Serial Numbers:

Brand - Ruud - Pacemaker. Manufactured year: 1993.

10.20 Tank
Capacity:

A 40 gallon water heater is installed.

10.21 Fuel Source
for Water Heater:

The water heater is gas-fired.

10.22 Seismic
Strapping

Noted Seismic strapping. Requires two straps, one approximate 1/3 from top and second no less than four inches above controls. Installed OK.

10.23 Exposed
Water Heater
Condition:

Rust Noted - It shows signs of rust and some deterioration, but it is functional and not leaking.

10.24 Firebox
Condition

There is rust on the underside of the tank.



10.25 Combustion
Air

Area appears adequate to provide air for proper combustion.



10.26 Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

10.27 Water Piping**Condition:**

Satisfactory - The incoming and output piping is installed correctly.

10.28 Temperature**Controls:**

Satisfactory - The thermostat and temperature controls appear to function normally.

10.29 Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

10.30 Temperature**& Pressure Relief****Valve:**

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

10.31 Insulated**Hot Water Piping:**

Recommend - Insulate Hot & cold water piping within 5 ft of tank. Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

10.32 Comments:

Pilot Out and was not tested. Recommend to have pilot light and tested prior to close of escrow. Unit is worn and at the end or beyond it's estimated life. Budget or replace unit.

Roof Gutter System:**10.33 Structural:**

Noted a limited gutter system installed. Appears serviceable. Attention Needed - The downspouts appear to be clogged and need attention to function normally.

Rain gutter system is recommended. Grading is poor and stucco structure is in contact with ground and concrete. Rain gutter system will help divert water away from dwelling.

Location of Cleanouts:**10.34 Structural:**

Base of the stack(s) in garage.



HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

11.1 Type: Through-the-wall installation.

11.2 Unit/Condenser Location:

None.

11.3 Unit Tested: No - Did not respond to controls. Recommend further evaluation prior to removal of contingencies.

Heating Unit # 1:

11.4 Heating System Location: Hallway.



11.5 Heating System Type:

A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. 80% efficiency.

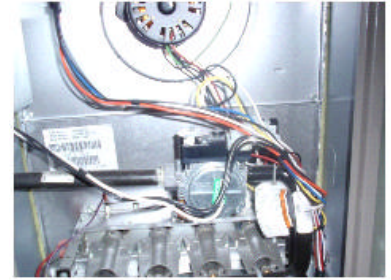


11.6 Fuel Source: The fuel source is natural gas.



11.7 Model/Serial
Number/Size:

Brand - Coleman. Rating - Could not verify. Missing or illegible data plate.



11.8 Flue Type:

Noted Type B dual walled vents. Appears properly installed.

11.9 Flue
Condition:

During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

11.10 Unit Tested:

Yes, Operated using normal controls. Ran heat for several minutes. Sampled tested registers.

11.11 Furnace
Temperature
output within
manufacturer
specifications:

Yes. Temperature sampled all registers. Appears serviceable.

11.12 Heat
Exchanger
Inspected:

No, Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection.

11.13 Carbon
Monoxide Tested:

No.

11.14 Blower
Condition:

Satisfactory - The blower assembly appears to be performing as expected.

11.15 Filter
Type/Size:

A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.

11.16 Filter
Condition:

Satisfactory - The filter is clean and correctly installed. It is recommended that



the filter(s) be changed or cleaned every 30 to 45 days for best performance..

11.17 Electronic Air Cleaner

Installed: No.

11.18 Ducts Condition:

Attention Needed - The ducting system may not be terminated properly. All vents appeared to have sufficient air flow. Recommend further evaluation prior to removal of contingencies.



11.19 Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

11.20 Does each habitable room have a heat source?

Yes.

11.21 Thermostat Location:

Hallway.

11.22 Thermostat Condition:

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

Combustion Air

11.23 Heating Unit # 1:

Appears sufficient access to air for proper combustion.



LAUNDRY

LAUNDRY

12.1 Location:
Garage.



12.2 Entry Door:
See Garage Section.

12.3 Linen Closet:
None.

12.4 Walls:
See Garage Section.

12.5 Ceilings:
See Garage Section.

12.6 Floor:
The floor covering material is concrete. Satisfactory - The floor coverings are in satisfactory condition.

12.7 Windows:
Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.

12.8 Electrical Outlets:
Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

12.9 Lighting:
Satisfactory - Lighting in the laundry is adequate.

12.10 Ground Fault Interrupt Outlets:
This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

12.11 Washer & Dryer
Not present.

12.12 Washer Hookup:



Empties into laundry basin.



12.13 Washer Pan:
No.

12.14 Dryer
Hookup:

Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

12.15 Dryer
Ventilation:

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

12.16 Area
Ventilation:

Satisfactory - The area ventilation seems adequate.

12.17 Laundry
Basin:

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.



GARAGE

Garage

13.1 Garage Type

The garage is attached.



13.2 Size of Garage:

Two car garage.

13.3 Number of Overhead Doors

There is a single overhead door.

13.4 Overhead Door and Hardware Condition:

Type - aluminum, Satisfactory - The overhead door is in satisfactory condition and is functional.

13.5 Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

13.6 Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It appears to be functional.

13.7 Outside Entry Door:

Type - Wood door with glass, Attention Needed - The outside entry door to the garage needs some minor adjustment or repair. latch nok.

13.8 Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

13.9 Vents

Lower vents only.



13.10 Garage Walls

Condition:

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

13.11 Garage Ceiling

Appears Serviceable.



13.12 Fire Rated Wall/Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

13.13 Fire Rated Entry Door to Structure:

No - There is no fire rated door separating the garage from the living areas of the house. Door requires a automatic door return. Tested & verified.

13.14 Garage Roof Condition:

Attached to the house. See section on Roofing.

13.15 Electric Service to Garage:

Satisfactory - The electrical outlets in the garage tested as correctly grounded.

13.16 Switch

Operated switch to light fixture. Appears serviceable.

13.17 Comment:

Operated manual wooded garage door that opens to the side patio. Operates OK. Latching needs repairs or replacement.



ROOF & ATTIC

Attic & Ventilation:

14.1 Attic Access

Location:

Hallway ceiling.

14.2 Attic

Accessibility:

Ceiling scuttle hole.

14.3 Method of

Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.



14.4 Attic Cavity

Type:

Storage - The attic cavity has capacity for storage of light boxes or items.

14.5 Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking.

14.6 Roof Framing

Condition:

Satisfactory - The roof framing appears to be in functional condition.



14.7 Roof Bracing:

The roof framing as installed seems adequate.

14.8 Roof Decking:



The decking is made of butted one inch nominal boards. Appears Serviceable.



14.9 Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

14.10 Ventilation

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

14.11 Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity.

14.12 Insulation Clear of Sheathing:

The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least a 1 1/2" air gap between the insulation and the sheathing. This contact will lead to condensation in the attic. It also limits airflow which ventilates the attic.



14.13 Insulation Noted:

The following type of insulation was noted in the attic: Cellulose. Blown in place.

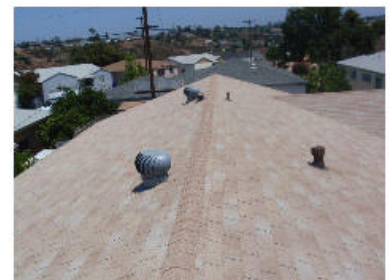
14.14 Wiring

None visible.

ROOFING

14.15 Type Roof:

Gable.



14.16 Roof

Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

14.17 Cover

Layers:

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When reroofing again, it will be necessary to remove the first two layers.

14.18

Underlayment

Noted:

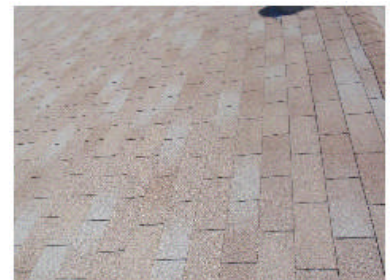
According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

14.19 Condition of

Roof Covering

Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



14.20 Estimated

Life Expectancy of

Roof:

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.

14.21 Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

14.22 Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

14.23 Means of

Roof Inspection:

The roof covering was inspected by walking on the roof.

14.24 Skylights:

None.



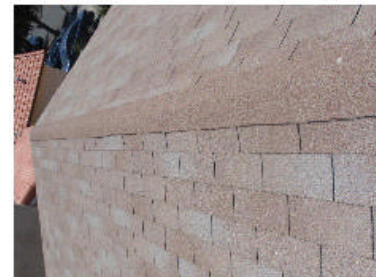
14.25 Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.



14.26 Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.



14.27 Roof Framing, Exterior, notes:

No signs of leaks and/or stains in viewing eaves, rakeboards and fascia.

14.28 Evidence of Leakage:

No - none noted. Inspection is limited from viewing accessible areas only.



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