



# AZTEC PROPERTY INSPECTIONS

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## PROPERTY INSPECTION REPORT

4451 Mt Henry Ave  
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FEBRUARY 3, 2023



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# SUMMARY

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The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

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- ⊖ 13.6.3 Garage / Carport - Floor, Walls, Ceiling: Efflorescence Noted
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# 1: GENERAL INFORMATION / OVERVIEW

## Information

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### General: Overview



A property inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CREIA and/or InterNACHI [Standards of Practice](#), that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. Specialized inspections may reveal issues that our general inspection does not cover. This inspection will not cover any HOA items will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspector's job is to point out an issue and to give a course of action, which is why we always include a recommendation after the issue. We also write "one or more" comments for your protection. Since we are the generalist, if you have a specialist come out then we recommend they inspect all of the specific items and not just the one we identify in the report.

## General: Notes

**Note:** Read the [Standards of Practice](#) set forth by the [California Real Estate Inspectors Association](#) for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home/building warranty is recommended.**

**Note:** California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Notice to Third Parties: This report is copyright protected.** This report is the exclusive property of Aztec Property Inspections and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

**Note:** [For the purpose of this report, all directional references \(left, right, front, rear\) are based on when facing the front of the structure as depicted in the cover image above.](#)

**Note:** The client is advised that a mold inspection / testing is recommended by a qualified specialist. This is especially important if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector or if issues have been disclosed.

**HOA Note:** HOA (Home Owner's Association) areas and items located in HOA areas are beyond the scope of this inspection and this typically only applies to condo and townhouses. It is unknown what items if any may be a part of an HOA and note that if any item isn't expressly marked as inspected then it is believed to be an HOA item. Inquire with the seller and/or the HOA for more information. If and HOA items were reported on then they were mentioned as a courtesy and were not fully inspected nor were all the HOA items inspected.

## General: About Thermal Imaging

**Note:** A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

## General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Attention Required**" or "**Safety Item/Defective**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = The item, component or system is not in this home or building.

**Finding (F)** = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

**Note** = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

**Observation** = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Attention Required** = The item, component, or system while perhaps functioning as intended is in need **repair or service**; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or qualified licensed contractor** and are not considered routine maintenance (DIY) items. All "**Attention Required**" items should be evaluated before the close of the contingency period.

**Safety Item** = The item, component or system poses a **safety concern** to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Items may vary in severity, and require attention from either a **homeowner/handyman** (for example, replacing smoke detector batteries or installing CO detectors), **or a qualified licensed professional**.

-OR-

**Defective** = The item, component or system is **not functioning** as intended, and requires further evaluation and/or repair by a **specialized, qualified, licensed contractor**. Damage to the structure may occur if left unaddressed. All "**Defective**" items are considered high-priority, and should be evaluated before the close of the contingency period. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

## 2: INSPECTION / PROPERTY DETAILS

### Information

**General: In Attendance**

Listing Agent

**General: Utilities**

All Utilities On

**General: Building Type**

Single Family

**General: Temperature**

60-70 F

**General: Occupancy**

Vacant, Staged

**General: Weather Conditions**

Dry



## 3: MISC. CONCERNS / COMMENTS

### Information

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#### Misc. Concerns / Comments: Vacant / Not Occupied

**Note:** This property was not occupied (it is unknown how long the property has been vacant) and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the structure should be evaluated after plumbing has been operated. Any problems that are found should be repaired by a qualified plumber.

#### Misc. Concerns / Comments: Lead / Asbestos Disclaimer

**Note:** Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

#### Misc. Concerns / Comments: Staged - Partial Furnishings

The property is vacant but has been staged to help sell the property. Some areas may not be properly visible and further evaluation may be desired.

## 4: LOTS, GROUNDS, AND EXTERIOR

		IN	NI	NP	F
4.1	Driveways, Sidewalks, Patios				X
4.2	Drainage or Grading				X
4.3	Fences / Gates				X
4.4	Exterior Walls / Trim				X
4.5	Eaves / Soffits				X
4.6	Vegetation				X
4.7	Retaining Wall(s)				X
4.8	Patio Cover(s) / Trellis(es)				X
4.9	Exterior Windows				X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

### Information

#### Exterior Walls / Trim:

##### Construction Material

Wood Frame

#### Exterior Walls / Trim: Wall

##### Covering Material

Stucco, Wood

### Limitations

Drainage or Grading

#### GROUND LIMITATIONS

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Drainage or Grading

#### SURFACE DRAINS

Surface drains were noted and the inside of the drains could not be evaluated. Inquire with the seller as to the termination point(s) of the surface drains.

Exterior Walls / Trim

#### EXTERIOR LIMITATIONS

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation.

## Findings

### 4.1.1 Driveways, Sidewalks, Patios

#### **DAMAGE / DETERIORATION - REPAIR**

##### SEVERAL AREAS

Damage and or deterioration was present at one or more areas. Correction is recommended.

##### Recommendation

Contact a qualified professional.



### 4.1.2 Driveways, Sidewalks, Patios

#### **MODERATE TO COMMON CRACKS NOTED**

Moderate to common cracks noted in one or more areas. Sealing the cracks properly is recommended to avoid water intrusion which can cause further cracking and or damage.

##### Recommendation

Contact a qualified handyman.





#### 4.2.1 Drainage or Grading

### **IMPROPER GRADING / DRAINAGE AWAY FROM STRUCTURE**

#### SEVERAL AREAS

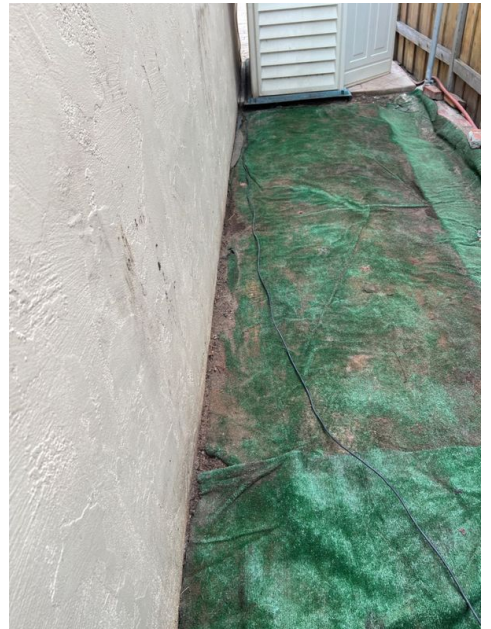
The perimeter grading does not slope down and away from the structure. No drainage was visible. This could trap water near the structure. Inquire with the seller to verify that drainage has been installed that is not visible or underground. Wet soil may cause the foundation to settle and possibly fail over time. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices.

#### Recommendation

Contact a qualified professional.



Attention Required



#### 4.3.1 Fences / Gates

### **DAMAGE / DETERIORATION - REPAIR**

Damage and or deterioration was present at one or more areas. Correction is recommended.

#### Recommendation

Contact a qualified professional.



Attention Required





#### 4.3.2 Fences / Gates

##### **WOOD TO SOIL NOTED**

Wood to soil contact was noted in one or more areas which creates an environment good for wood destroying organisms. A termite inspection may be desired.

##### Recommendation

Recommend monitoring.



#### 4.3.3 Fences / Gates

##### **LOCKED GATE(S)**

One more locked gates were noted at the time of the inspection. Not all gates could be fully inspected.

##### Recommendation

Contact a qualified professional.





#### 4.3.4 Fences / Gates

##### **PAINT / FINISH NEEDED**

Unfinished wood or deteriorated finish was noted in one or more areas. Contacting a qualified tradesperson for repairs is recommended.

##### Recommendation

Contact a qualified professional.



Observation



#### 4.4.1 Exterior Walls / Trim

##### **DAMAGED WOOD - TERMITE INSPECTION RECOMMENDED**

##### SEVERAL AREAS

Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

##### Recommendation

Contact a qualified professional.

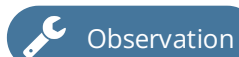


Attention Required





#### 4.4.2 Exterior Walls / Trim



##### **COMMON CRACKS**

One or more minor hairline or stairstep cracks were found in the wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized settlement was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Future movement or widening would require an engineer to fully evaluate.

Recommendation

Recommend monitoring.



#### 4.4.3 Exterior Walls / Trim



##### **STAINS ON BUILDING**

Stains at one or more areas of the exterior. We recommend further evaluation and needed repairs by a qualified person.

Recommendation

Contact a qualified professional.





#### 4.4.4 Exterior Walls / Trim

### **VAPOR / MOISTURE BARRIER NOT INSTALLED / DAMAGED**

GARAGE , ATTIC



Vapor / moisture barrier appears to be missing / not installed and/or damaged. This condition could allow moisture to penetrate to the interior framing and cause damage. Recommend the further evaluation and needed repairs be made by a qualified licensed contractor.

#### Recommendation

Contact a qualified professional.



## 4.4.5 Exterior Walls / Trim

**NO WEEP SCREED**

Stucco on older homes built prior to the 1970's was installed without a weep screed. The weep screed is a metal band at the bottom of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil in contact with stucco will lead to stucco damage due moisture. Installing a weep screed will be needed to avoid cracking and deterioration. Recommend further evaluation and correction by a qualified contractor.

## Recommendation

Contact a qualified professional.

## 4.5.1 Eaves / Soffits

**PAINT FAILING**

The paint on eaves/fascia was failing/loose. We recommend prep and paint as needed.

## Recommendation

Contact a qualified painting contractor.



## 4.5.2 Eaves / Soffits

**TERMITE DAMAGE**

## SEVERAL AREAS

Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

## Recommendation

Contact a qualified pest control specialist.





#### 4.5.3 Eaves / Soffits

### **BLACK MATERIAL**

#### SEVERAL AREAS

Black material was present in one or more areas. This could potentially be mold. Further evaluation may be desired.

#### Recommendation

Contact a qualified professional.







#### 4.6.1 Vegetation

### VEGETATION CONTACT



Attention Required

Vegetation was in contact with the structure's exterior. This is a conducive condition for wood destroying organisms. Recommend pruning or removing vegetation as necessary so there's at least a one foot gap between all vegetation and the structure's exterior.

#### Recommendation

Contact a handyman or DIY project



#### 4.7.1 Retaining Wall(s)

### RETAINING WALL CRACKS / DETERIORATION - MONITOR



Observation

Minor cracks, deterioration, leaning or bowing were found in one or more retaining walls. The retaining walls appeared to be serviceable, but recommend monitoring them in the future. Further deterioration may occur and retaining walls may need significant repairs or replacement at some point. Note that such repairs are often expensive.

#### Recommendation

Recommend monitoring.



## 4.7.2 Retaining Wall(s)



Attention Required

**EFFLORESCENCE NOTED**

Efflorescence were noted in one or more areas. Efflorescence are salt deposits left behind by water. It is beyond the scope of this inspection to determine if the water infiltration is active or ongoing. Further evaluation may be desired.

## Recommendation

Contact a qualified professional.



## 4.7.3 Retaining Wall(s)



Attention Required

**NO DRAINAGE OR WEEP HOLE VISIBLE**

No surface drains or drainage openings were visible in one or more areas (drain could be subterranean). This condition can lead to damage to the wall and eventually failure. Under ground drainage may be installed and not visible. Inquire with the seller.

## Recommendation

Contact a qualified professional.





#### 4.7.4 Retaining Wall(s)

### LEANING WALLS NOTED

Leaning walls were noted in one or more areas. A qualified and licensed contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.



Attention Required



#### 4.8.1 Patio Cover(s) / Trellis(es)

### DAMAGE / DETERIORATION

Damage and or deterioration was present at one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.



Attention Required



## 4.8.2 Patio Cover(s) / Trellis(es)



Attention Required

**IMPROPER ATTACHMENT**

Improper attachment (based on today's standards) was noted to the structure. Correction is recommended.

Recommendation

Contact a qualified professional.



## 4.8.3 Patio Cover(s) / Trellis(es)



Attention Required

**TERMITE DAMAGE**

SEVERAL AREAS

Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

Recommendation

Contact a qualified pest control specialist.





#### 4.8.4 Patio Cover(s) / Trellis(es)



Attention Required

### **DAMAGE AT UNDER-SIDE**

Damage was found at one or more covered patio areas. Recommend asking the property owner about this, monitoring the area in the future, and/or having a qualified contractor evaluate and repair if necessary.

Recommendation

Contact a qualified general contractor.



#### 4.8.5 Patio Cover(s) / Trellis(es)



Attention Required

### **NO STRAPS**

No straps were present at some of the support posts. Recommend modification by a qualified contractor.

Recommendation

Contact a qualified professional.



#### 4.8.6 Patio Cover(s) / Trellis(es)

##### **RUSTED MATERIAL**

Rusted covering material was present. Recommend repair or replacement by a qualified contractor.

##### Recommendation

Contact a qualified professional.



Attention Required



#### 4.9.1 Exterior Windows

##### **WINDOW CAULKING**

##### FRONT

The caulking was noted missing, failed or aged at one or more window locations. This condition can promote moisture intrusion issues if not corrected. We advise further evaluation by a licensed window contractor to determine the scope of necessary repairs.

##### Recommendation

Contact a qualified window repair/installation contractor.



Attention Required



5: FOUNDATION

		IN	NI	NP	F
5.1	Foundation				X
5.2	Seismic Re-Inforcement	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

Information

<b>Foundation: Foundation Type</b> Concrete Slab on Grade	<b>Foundation: Foundation / Stem Wall Material</b> Concrete	<b>Foundation: Footing Material</b> Concrete
<b>Seismic Re-Inforcement: Anchor Bolts / Hold Downs</b> Installed		

Limitations

Foundation

**FOUNDATION LIMITATIONS**

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement. This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted.

Findings

5.1.1 Foundation

**CRACKING AT STEM-WALL**

GARAGE

Settlement cracking noted at the stem-wall. This did not appear to be effecting the overall performance of the home. However, I recommend further review by a qualified/licensed professional.

Recommendation

Contact a qualified professional.

Attention Required





6: ROOF

		IN	NI	NP	F
6.1	General	X			
6.2	Coverings				X
6.3	Flashings				X
6.4	Roof Drainage Systems				X
6.5	Maintenance / Other	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

Information

**General: Inspection Method**  
Walked on Flat Portion

**General: Roofing Material**  
Asphalt, Torch Down

**General: Flashing Material**  
Metal

Limitations

General

ROOF LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. **Notice:** The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks. Regular maintenance is required to keep any roof water tight. An annual roof inspection is recommended. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free. A qualified and licensed roofer is recommended to get a more detailed inspection and to see if regular maintenance has been performed.

General

SOLAR PANELS

This home is equipped with Solar Panels. This limits our view of the roof penetrations. Because of this, we recommend having the roof further evaluated by a licensed roofer before the end of your contingency period to determine if any corrections are needed.

Coverings

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Findings

### 6.2.1 Coverings

— Attention Required

#### **DAMAGE / DETERIORATION - REPAIR**

Damage and or deterioration was present at one or more areas. Recommend further evaluation by a licensed roofing contractor to determine repairs needed at this time and expected life of roof. This is important because a home inspection is not a guarantee that the roof won't leak at some point.

##### Recommendation

Contact a qualified professional.



### 6.2.2 Coverings

— Attention Required

#### **EXPOSED STAPLE / SCREW HEAD(S) AND/OR NAIL HEAD(S)**

Nail / screw / staple heads were exposed at one or more shingles. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

##### Recommendation

Contact a qualified professional.



### 6.2.3 Coverings



Attention Required

#### **MORE THAN ONE LAYER**

The house roof has more than one layer on it. The general rule is no more than 3 layers should be installed due to excessive weight. Also, installing new roofing material over an existing roof will shorten the life of the new roof. To be sure there are not too many layers, a core test is required by a licensed roofer.

#### Recommendation

Contact a qualified roofing professional.



### 6.2.4 Coverings



Attention Required

#### **DETERIORATION/WEAR**

Wear and deterioration noted at roof covering due to age and sun exposure. This appears to be normal deterioration. However, we advise consulting with a licensed roofing contractor prior to the end of your contingency period to review and give estimates of life remaining and necessary repairs to prevent leaks. This is important because a home inspection is not a guarantee against roof leaks.

#### Recommendation

Contact a qualified roofing professional.





#### 6.2.5 Coverings

### EVIDENCE OF PREVIOUS REPAIR



Evidence of previous repairs were noted in one or more areas of this roof. This may be indicative of a past roof leak. Unable to determine if the current repairs are adequate. We recommend asking the sellers for documentation showing these repairs were completed by a licensed roof contractor. If documentation is not available, we recommend having the roof further evaluated by a licensed roof contractor before the end of your contingency period to determine if latent defects exist.

#### Recommendation

Contact the seller for more info





## 6.2.6 Coverings

**MOSS GROWING ON ROOF**

## SEVERAL AREAS

Moss growths were noted in the roof in areas. This condition can damage the material over time and can eventually lead to leaks. We recommend further evaluation by a licensed roof contractor to determine repairs necessary at this time to ensure this functions properly during periods of rain.

## Recommendation

Contact a qualified professional.



Attention Required



## 6.2.7 Coverings

**WOVEN VALLEY**

A woven "closed" valley was noted present at the roof covering in one or more location. This type of installation is known to promote moisture intrusion issues and is typically not in accordance with the manufacturers specifications. It is recommended that these areas be further evaluated by a licensed roofing contractor before the end of your contingency period to determine if further action is needed at this time.

## Recommendation

Contact a qualified roofing professional.



Attention Required



### 6.2.8 Coverings

#### **DEAD VALLEY**

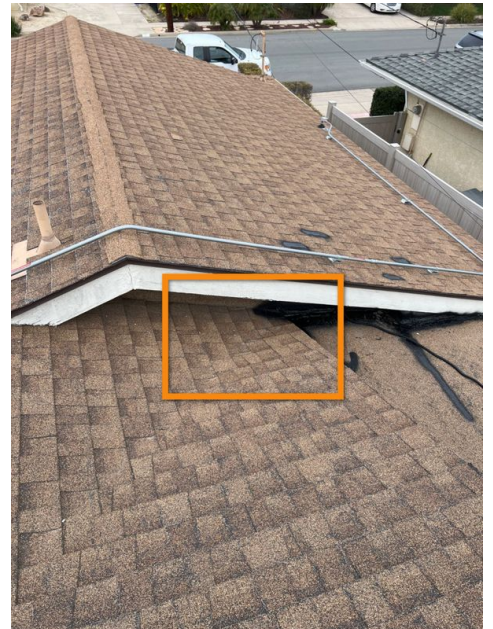
The roof has "dead valleys" in one or more areas. This type of installation may have been common at the time of construction but is more prone to leaking. Recommend further evaluation by a licensed roofer to determine corrections needed at this time.

#### Recommendation

Contact a qualified professional.



Attention Required



### 6.3.1 Flashings

#### **COUNTER FLASHING MISSING, LOOSE, DAMAGED AND/OR SUBSTANDARD**

#### LEFT SIDE

Counter flashing missing, loose, damaged and/or substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.

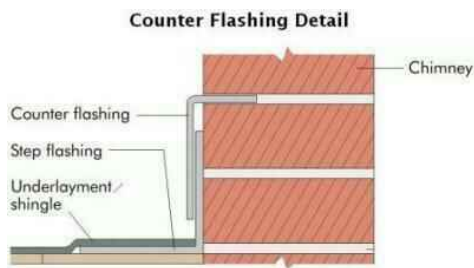
#### Recommendation

Contact a qualified roofing professional.



Attention Required





### 6.3.2 Flashings

#### **RUSTED / DETERIORATED COMPONENTS**

Rusted and or deteriorated components were noted in one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



Attention Required



### 6.3.3 Flashings

#### **ROOF TO WALL FLASHING**

SEVERAL AREAS

I was unable to verify the presence of adequate roof to sidewall flashing where the exterior walls meet the roofing material. If not present, these areas may be prone to moisture intrusion and other related issues. Recommend further evaluation by a licensed roofing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



Attention Required



#### 6.3.4 Flashings



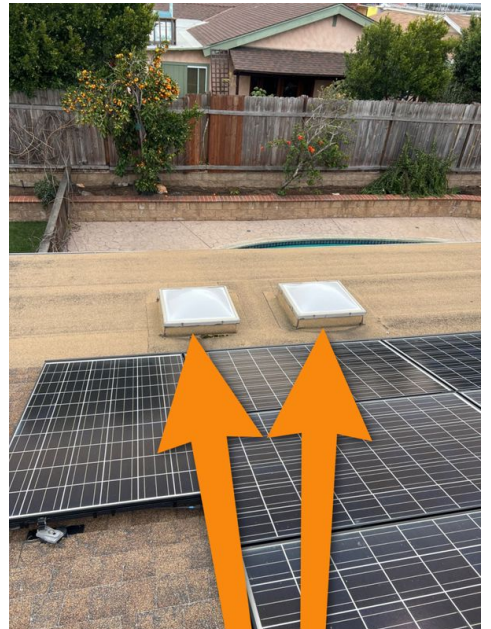
Attention Required

### FLASHING MISSING - NOT VISIBLE

No metal flashing was visible at one or more locations. The flashing could be present however was not visible. Further evaluation and/or correction is recommended.

#### Recommendation

Contact a qualified roofing professional.



#### 6.3.5 Flashings



Attention Required

### SEAL VENT PIPES

Recommend sealing vent pipes to help prevent moisture intrusion. Recommend repair by a licensed contractor.

#### Recommendation

Contact a qualified professional.





#### 6.4.1 Roof Drainage Systems

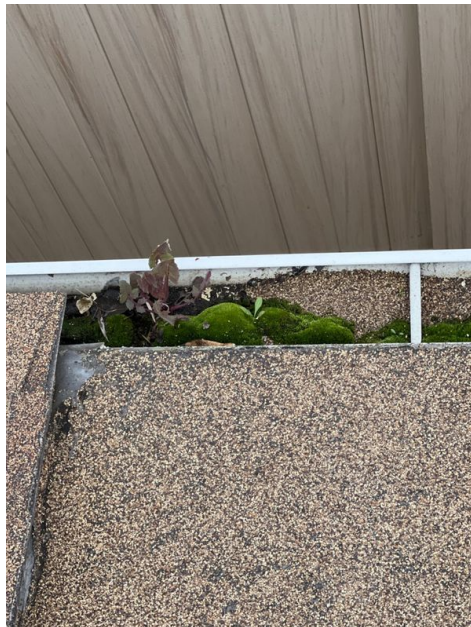
##### **DEBRIS IN GUTTER(S) AND/OR DOWNSPOUT(S)**



Debris has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

##### Recommendation

Contact a handyman or DIY project



#### 6.4.2 Roof Drainage Systems

##### **ROUT DOWNSPOUTS AWAY**



We recommend routing the downspouts away in one or more areas for improved drainage.

## Recommendation

Contact a qualified handyman.



## 6.4.3 Roof Drainage Systems

**IMPROPER SLOPE AND/OR SUPPORT**

REAR

Improper slope and/or support was noted in several areas. Correction is recommended.

Recommendation

Contact a qualified handyman.



Attention Required



## 6.4.4 Roof Drainage Systems

**STANDING WATER NOTED**

Standing water was noted in one or more areas. This could be from several different reasons and correction is highly recommended.

Recommendation

Contact a qualified professional.



Safety Item/Defective



# 7: ATTIC INSULATION & VENTILATION

		IN	NI	NP	F
7.1	Access	X			
7.2	Structure, Framing & Sheathing	X			
7.3	Insulation, Ventilation, and Exhaust				X
7.4	Moisture Intrusion				X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

## Information

<b>Access: Access Location(s)</b> Hallway	<b>Access: How Viewed</b> Partially Traversed, Limited access	<b>Structure, Framing &amp; Sheathing: Types</b> Rafters, Ceiling joists
<b>Insulation, Ventilation, and Exhaust: Insulation Type</b> Batts/Blankets	<b>Insulation, Ventilation, and Exhaust: Approx. Insulation Depth</b> Less Than 10"	<b>Insulation, Ventilation, and Exhaust: Ventilation Type</b> Soffit / Eave vents, Gable Vents

## Limitations

Access

### ATTIC LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access or limited height; areas and components obscured by stored items, insulation or ducting. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system, as complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Insulation, Ventilation, and Exhaust

### INSULATION/VENTILATION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. Only the visible areas of insulation and ventilation were inspected. Wall insulation type and value could not be verified. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings).

Insulation, Ventilation, and Exhaust

### CALCULATING VENTILATION ADEQUACY BEYOND SCOPE

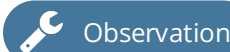
Calculating the ventilation adequacy is beyond the scope of this inspection. Further evaluation may be desired.



## Findings

### 7.1.1 Access

#### **PARTIALLY INACCESSIBLE**



Observation

The attic was partially inaccessible due to height, framing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned. The inspector makes every attempt to traverse the entire attic, except in instances where the inspector feels personal harm or and damage to HVAC components/ceiling surfaces may occur.

#### Recommendation

Contact a qualified professional.

### 7.2.1 Structure, Framing & Sheathing

#### **FRAMING SEPARATION**

##### GARAGE

Framing appears to be separating / pulling from adjacent framing. Recommend further evaluation and needed repairs be made by a qualified licensed contractor.

#### Recommendation

Contact a qualified general contractor.



Attention Required



### 7.3.1 Insulation, Ventilation, and Exhaust

#### **SUBSTANDARD AND/OR MISSING INSULATION**

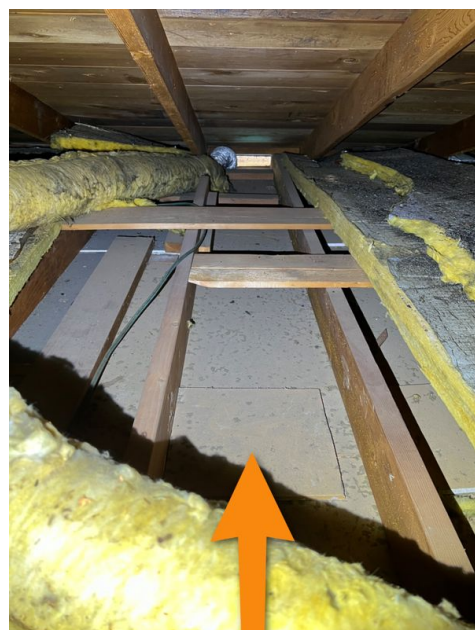
The ceiling insulation installed in the attic was substandard, missing and/or appeared to have a R rating that's less than the current standards. Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

#### Recommendation

Contact a qualified insulation contractor.



Attention Required



## 7.3.2 Insulation, Ventilation, and Exhaust

**VENT SCREEN MISSING/DAMAGED OR IMPROPER SIZE**

Attention Required

REAR

The vent screens were damaged, missing or improperly sized based on today's standards. Correction is recommended to prevent bird, insect and or rodent intrusion.

Recommendation

Contact a qualified professional.



## 7.3.3 Insulation, Ventilation, and Exhaust

**INSULATION FACING EXPOSED**

Safety Item/Defective

The facing on fiberglass batt insulation in the attic was exposed (installed backwards). In most cases, the facing is flammable and poses a fire hazard. Also, the facing typically acts as a vapor barrier, and if located away from the interior surfaces can trap moisture from condensation in the cavity between the facing and the interior spaces. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by reinstalling or replacing insulation per standard building practices and per the manufacturer's instructions.

Note that the inspector was unable to evaluate areas obscured by insulation to determine if any damage (e.g. rot, insect infestation) has already occurred due to moisture accumulation. When insulation repairs are made, recommend that the exposed structure be evaluated and repairs made if necessary.

Recommendation

Contact a qualified professional.



## 7.3.4 Insulation, Ventilation, and Exhaust

**PAINTED SCREENS NOTED**

Attention Required

Painted screens were noted in one or more areas this can possibly block the flow of air and correction maybe desired.



#### 7.4.1 Moisture Intrusion

### **STAIN(S) NOTED - ATTIC**

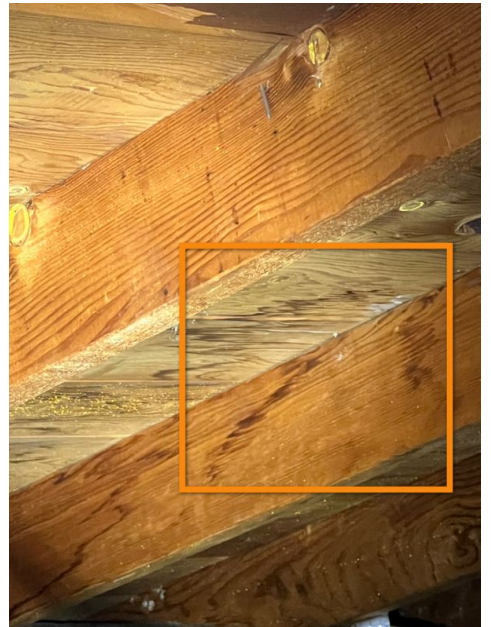
One or more stains were observed in the attic. The area appeared dry at the time of the inspection. We recommend further evaluation by a qualified contractor and making repairs if necessary.

#### Recommendation

Contact a qualified roofing professional.



Attention Required





## 8: PLUMBING

		IN	NI	NP	F
8.1	Excluded Items		X		
8.2	Service				X
8.3	Supply Lines / Hose Bibs				X
8.4	Drain, Waste, & Vent Systems				X
8.5	Water Heater(s)				X
8.6	Sinks / Fixtures				X
8.7	Bathtubs / Showers				X
8.8	Toilets	X			
8.9	Laundry				X
8.10	Exhaust Fans / Ventilation	X			
8.11	Fuel Systems				X
8.12	Irrigation		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

### Information

**Service: Water meter location**

By street


**Service: Water Service Type**

Public

**Service: Water Service Material**

Unknown / Not Visible

**Service: Water Shut-Off Location**

By street

**Service: Pressure Regulator**

Present

Yes

**Service: Sewer Type**

Public

**Supply Lines / Hose Bibs:  
Materials**

Copper, Not Fully Visible

**Drain, Waste, & Vent Systems:  
Waste and Vent Materials**

Cast Iron, Not Fully Visible, ABS

**Drain, Waste, & Vent Systems:  
Clean-out Location(s)**

None Found



**Water Heater(s): Equipment Photo**



**Water Heater(s): Capacity**  
40 Gallon

**Exhaust Fans / Ventilation: Type**  
Window

**Water Heater(s): Estimated Mfg. Year**  
2017

**Water Heater(s): Location**  
Garage

**Fuel Systems: Fuel Service Type**  
Natural Gas

**Water Heater(s): Energy Source / Type**  
Tank, Natural gas

**Laundry: Information**  
120 Volts, Gas

**Fuel Systems: Main Gas Shut-off Location**  
Gas Meter, Exterior Left Side



## Service: Water Pressure

60-70 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.



## Fuel Systems: Fuel Supply Piping Type

Steel

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

## Irrigation: Irrigation System - Not Inspected

**Note:** This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. We recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

## Limitations

Excluded Items

### PLUMBING SYSTEM LIMITATIONS

The following items are not included in this inspection: irrigation systems; private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices; heated towel racks, saunas, steam generators, clothes washers, or clothes dryers. Any comments made regarding these items are mentioned as a courtesy only.

**Note:** The inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated.

The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Wall coverings, rugs, and contents in drawers and cabinets were not moved and may have prevented a complete inspection.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection, but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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#### Excluded Items

### **FIXTURE FLOW / CAPACITY NOT INSPECTED**

The fixture(s) flow or capacity (determining if items are low flow based on today's standards or the real estate industry's definition of low flow) is beyond the scope of this inspection as per the industry standards.

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#### Water Heater(s)

### **WATER HEATER LIMITATIONS**

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

---

#### Bathtubs / Showers

### **BATHTUB/SHOWER LIMITATIONS**

Tub overflow drains are beyond the scope of this inspection, as set forth by the [Standards of Practice](#). Determining if shower pans and shower enclosures are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection. The inspection may be limited due to personal belongings.



## Laundry

**LAUNDRY LIMITATIONS**

The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. **Note:** Laundry appliances are beyond the scope of this inspection, as set forth by the [Standards of Practice](#).

## Fuel Systems

**GAS SUPPLY AND DISTRIBUTION LIMITATIONS**

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

**Findings**

## 8.1.1 Excluded Items

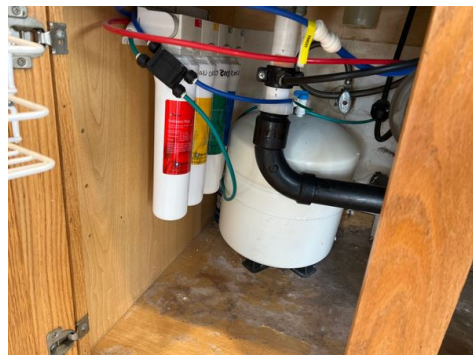
**WATER SOFTENER / TREATMENT / FILTRATION DEVICE**

A water softener system / water treatment device / water filter was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

**Note:** Water from a water softener system is not recommended for drinking due to its increased sodium content. If the system installed is a water softener (as opposed to a water treatment or filtration system), then we recommend confirming that a water filter is installed in conjunction with this device so that drinking water is present in the house.

## Recommendation

Contact a qualified professional.



## 8.2.1 Service

**MAIN NOT FOUND**
 Attention Required

Besides the shutoff at the local utility meter at the curb or at the well / pump house, the inspector was not able to locate the main water shut-off valve in or near the building, or verify that a readily accessible shut-off valve in or near the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

Recommendation

Contact a qualified plumbing contractor.

## 8.3.1 Supply Lines / Hose Bibs

**HOSE BIB MISSING BACKFLOW PREVENTER**
 Observation

One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.

Recommendation

Contact a handyman or DIY project



## 8.3.2 Supply Lines / Hose Bibs

**CORROSION PIPES / FITTINGS**

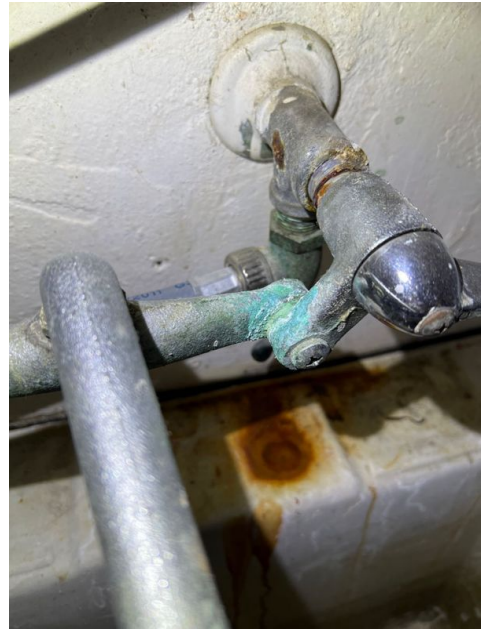
GARAGE

 Attention Required

Corrosion was found at water supply pipes and/or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components as necessary.

Recommendation

Contact a qualified plumbing contractor.



8.3.3 Supply Lines / Hose Bibs

**LEAKS / PIPES / FITTINGS**

GARAGE

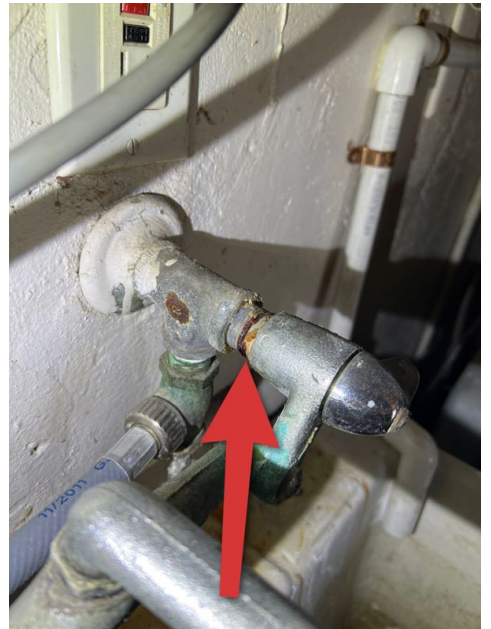
One or more leaks were found in water supply pipes and/or fittings. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Safety Item/Defective



8.3.4 Supply Lines / Hose Bibs

**SUPPLY LINES ROUTED ACROSS PATIO - TRIP HAZARD**

A water supply line was routed across a patio. This poses a trip hazard and leaves the supply line subject to possible damage. Recommend repairs be made by a qualified licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Safety Item/Defective





#### 8.3.5 Supply Lines / Hose Bibs

### **RUSTED WATER LINES NOTED**

#### FRONT

Rusted water lines were noted in one or more areas. Upgrades may be desired.

#### Recommendation

Contact a qualified plumbing contractor.



Attention Required



#### 8.4.1 Drain, Waste, & Vent Systems

### **RECOMMEND WASTE LINE VIDEO SCOPE**

We recommend that further inspection of the waste lines using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

#### Recommendation

Contact a qualified professional.



Attention Required

#### 8.4.2 Drain, Waste, & Vent Systems

### **CAST IRON SLAB WARNING**



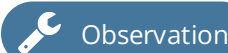
Attention Required

Unlike properties where crawlspaces make the exterior condition of portions of the drain lines visible, this dwelling was built with slab on grade construction, and the drain lines are buried underneath of the concrete slab and floor. The vent pipes, and subsequently the drain lines, are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. Inspector is not able to verify the condition of the drain lines underneath the slab and these can be prone to failure and need upgrading at any time, if not already done so. further evaluation may be desired.

#### Recommendation

Contact a qualified plumbing contractor.

### 8.4.3 Drain, Waste, & Vent Systems



#### **NO MAIN CLEAN-OUT FOUND**

The inspector was unable to locate the main sewer clean-out, and unable to verify that one exists. Such clean-outs can help determine if the main line versus a fixture drain line is clogged, and make clearing out the sewer line easier and less expensive. Without a main sewer clean-out, a plumber's drain clearing machine will need to be run through an internal fixture (e.g. a toilet) or through a vent pipe typically located on the roof. Consult with the property owner, or have a qualified plumber evaluate if necessary, to determine if a clean-out exists. If one is not installed, then recommend that a qualified plumber install one per standard building practices.

#### Recommendation

Contact a qualified plumbing contractor.

### 8.5.1 Water Heater(s)



#### **CATCH PAN DRAIN NOT TO EXTERIOR**

The catch pan underneath the water heater did not terminate at the exterior. Newer building standards require catch pans to be drained to an exterior point to prevent damage. Adding a drain to exterior is recommended. At a minimum a water alarm should be installed.

#### Recommendation

Contact a qualified plumbing contractor.



### 8.5.2 Water Heater(s)



#### **NO EXPANSION TANK**

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These have been required in certain areas for new installs or replacement since 2012. Recommend a qualified plumber evaluate and install.

#### Recommendation

Contact a qualified plumbing contractor.



## 8.5.3 Water Heater(s)

**VENT - TRANSITE (ASBESTOS) AND METAL**

Safety Item/Defective

Transite - Metal flue noted. This change in diameter can affect the drafting. Recommend further evaluation by a licensed plumber and repair as needed.

## Recommendation

Contact a qualified plumbing contractor.



## 8.5.4 Water Heater(s)

**FITTING CORROSION**

Attention Required

One or more fittings on the water heater were corroded or rusted. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend repairs be made by a qualified licensed plumbing contractor.

## Recommendation

Contact a qualified plumbing contractor.





## 8.5.5 Water Heater(s)



Attention Required

**MISSING BOLLARD / PROTECT UNIT FROM VEHICLE**

We recommend protecting the water heater and gas line from physical damage (car). Upgrades are recommended for increased safety.

Recommendation

Contact a qualified professional.



## 8.5.6 Water Heater(s)



Attention Required

**1/2" SUPPLY LINES NOTED**

Half inch water supply lines were noted installed at the water heater (not up to today's standards). This condition can promote reduction in water volume and temperature fluctuations/scalding hazards. Recommend further evaluation by a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



## 8.6.1 Sinks / Fixtures

**DRAIN STOPPER ISSUE**

## MASTER BATHROOM

One or more sink drain stops were inoperable, missing, difficult to operate and/or ineffective. Corrections are recommended.

## Recommendation

Contact a qualified plumbing contractor.



Observation



## 8.6.2 Sinks / Fixtures

**FAUCET LOOSE**

## KITCHEN

The sink faucet was loose. Recommend that a qualified person repair as necessary.

## Recommendation

Contact a qualified plumbing contractor.



Attention Required



## 8.6.3 Sinks / Fixtures

**CORRODED SINK FIXTURE**

## KITCHEN

Corroded sink fixture noted at one or more location. We recommend monitoring this situation and replace as needed.

## Recommendation

Contact a qualified professional.



Attention Required



## 8.7.1 Bathtubs / Showers

**CAULKING / GROUT NEEDED**

## HALL BATHROOM

Gaps, missing caulk/grout, or substandard caulking/grout was found in one or more areas of the shower/tub floors and walls. Water may penetrate these areas and cause damage. We recommend that a qualified person re-caulk or install grout as necessary.

## Recommendation

Contact a handyman or DIY project



Attention Required





### 8.7.2 Bathtubs / Showers

#### **SMALL SHOWER**

##### MASTER BATHROOM

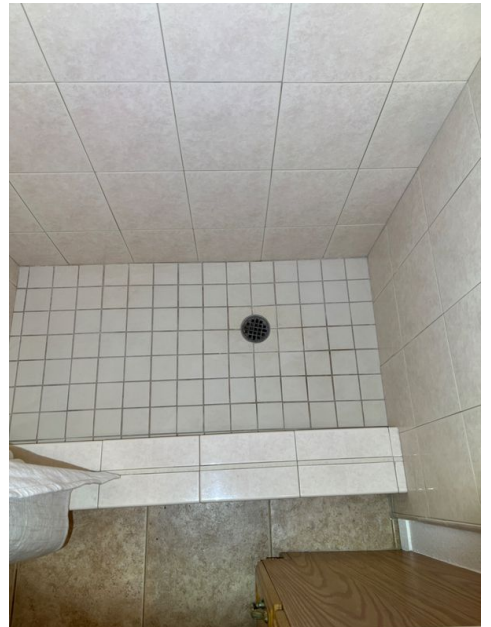
The shower pan was smaller than standard size. Modification may be desired.

##### Recommendation

Contact a qualified professional.



Attention Required



### 8.9.1 Laundry

#### **WATER LINES NOT BRAIDED METAL**

Non braided metal water lines were noted. These water lines are more likely to leak and upgrades are highly recommended. Adding a water sensor in this area is also a good idea.

##### Recommendation

Contact a handyman or DIY project



Attention Required



## 8.9.2 Laundry



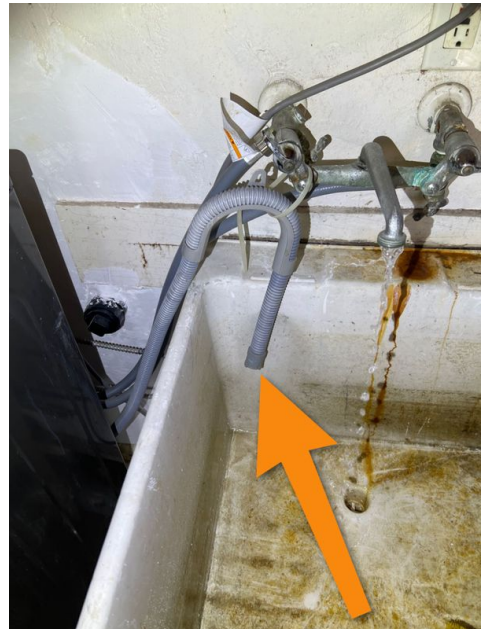
Attention Required

**DRAINS TO SINK**

The clothes washing machine did not have a standpipe and drained to the laundry sink. This is sometimes typical in older homes, however, modern building standards require a 2 inch standpipe to discharge into. Client should evaluate their needs and repair as needed.

## Recommendation

Contact a qualified plumbing contractor.



## 8.9.3 Laundry



Attention Required

**EXTERIOR DRYER VENT HOUSING MISSING / DAMAGED / LOOSE**

## LEFT SIDE

Exterior clothes dryer vent housing was missing, damaged and/or loose. Missing or damaged housing could allow pests to enter and nest. Recommend to repair or replace.

## Recommendation

Contact a handyman or DIY project



### 8.11.1 Fuel Systems

#### **TEED OFF GAS LINE**

##### GARAGE

There are one or more 1/2" diameter gas pipes that appear to feed more than one appliance or fireplace. This is non-standard.

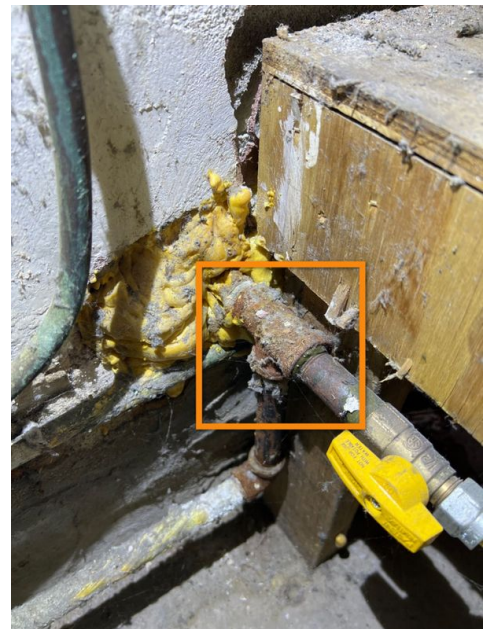
Typically, multiple appliances are fed with 3/4" or larger gas piping for adequate capacity. Recommend further evaluation by a licensed plumber before the end of your contingency period and repair as needed to comply with today's plumbing standards.

##### Recommendation

Contact a qualified professional.



Attention Required





9: ELECTRICAL

		IN	NI	NP	F
9.1	Excluded Items		X		
9.2	Service	X			
9.3	Electrical Panel(s)				X
9.4	Breakers & Panel Wiring				X
9.5	GFCI / AFCI Protection				X
9.6	Electrical Wiring				X
9.7	Outlets / Switches / Lighting / Fans				X
9.8	Smoke Detectors / CO Alarms / Door Bell				X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

Information

Service: Information

120-240 Voltage, Overhead

Service: Entrance Conductor  
Material

Unknown / Not Visible

Electrical Panel(s): Main Panel  
Location

Exterior, Left side

Electrical Panel(s): Panel Capacity  
100 AMP

Electrical Panel(s): Main  
disconnect rating  
100 Amp

Electrical Panel(s): Sub Panel  
Location(s)  
Garage

Breakers & Panel Wiring: Over  
Protection Devices  
Breakers

GFCI / AFCI Protection: GFCI  
Reset Location(s)  
Kitchen, Bathrooms

Electrical Wiring : Wiring Type  
Cloth covered

Electrical Panel(s): Panel Equipment Photographs

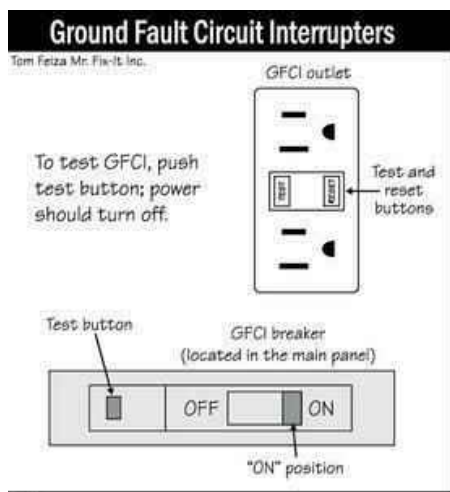




**GFCI / AFCI Protection: GFCI protection present**

Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

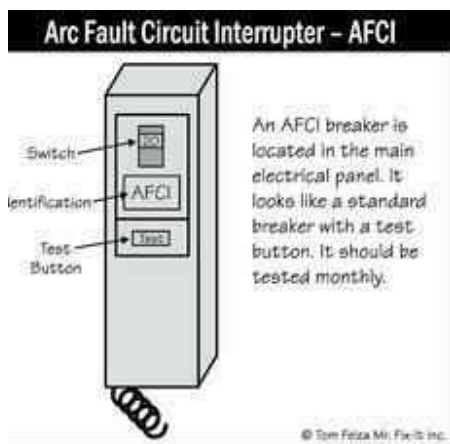


078

**GFCI / AFCI Protection: AFCI protection present**

No

An **Arc Fault Circuit Interrupter** (AFCI) is a [circuit breaker](#) that breaks the circuit when it detects an [electric arc](#) in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

**Smoke Detectors / CO Alarms / Door Bell: Smoke Detectors in All Required Locations**

No

**Note:** Smoke detectors are tested only for audibility and not tested using actual smoke.

**Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) in All Required Locations**

Yes

**Note:** Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

**Limitations**

Excluded Items

**ELECTRICAL SYSTEM LIMITATIONS**

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The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors; security, intercom and sound systems; communications wiring. Any comments made regarding these items are as a courtesy only.

**Note:** The inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded.

The functionality of, power source for and placement of **smoke and carbon monoxide alarms** is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years.

The inspector attempts to locate and evaluate all **main and sub-panels**. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

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#### Excluded Items

### **LOW VOLTAGE LIGHTING NOT INSPECTED**

Low voltage lighting is beyond the scope of the inspection. Correction is recommended.

---

#### Breakers & Panel Wiring

### **LABELING ACCURACY NOT VERIFIED**

Inspectors do not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest verifying the labeling by manually operating the breakers.

---

#### Electrical Wiring

### **WIRING LIMITATIONS**

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

---

#### Outlets / Switches / Lighting / Fans

### **ONE OR MORE NOT ACCESSIBLE**

One more outlets were not accessible and not inspected. Further evaluation may be desired.

Smoke Detectors / CO Alarms / Door Bell

## DETERMINING IF DETECTORS HARDWIRED

Determining if the units are hardwired is beyond the scope of this inspections.

### Findings

#### 9.1.1 Excluded Items

### CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM STYSTEMS



Observation

**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

#### 9.1.2 Excluded Items

### PHOTOVOLTAIC SOLAR ENERGY SYSTEM



Observation

**Note:** A photovoltaic solar energy system was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified professional review this system and make repairs if necessary.

Recommendation

Contact a qualified solar panel contractor.



#### 9.3.1 Electrical Panel(s)

### GAS METER NEAR ELECTRICAL PANEL



Attention Required

The gas meter is unusually close to the electrical panel based on today's standards but was typical for the age of construction. Upgrades may be desired or may be required if the electrical panel is to be replaced.

Recommendation

Contact a qualified professional.

#### 9.3.2 Electrical Panel(s)

### SCREWS MISSING

GARAGE

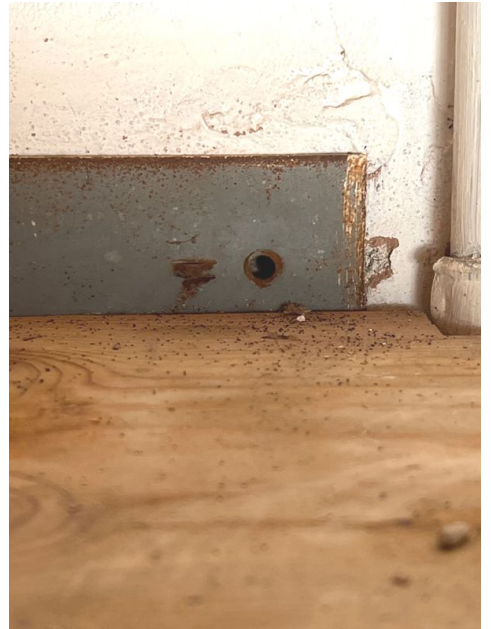


Attention Required

One or more screws are missing from one or more panel covers and should be replaced. Stock screws from the panel manufacturer should be used, or their equivalent.

Recommendation

Contact a qualified electrical contractor.



9.3.3 Electrical Panel(s)

**WIRE CLAMP**

GARAGE

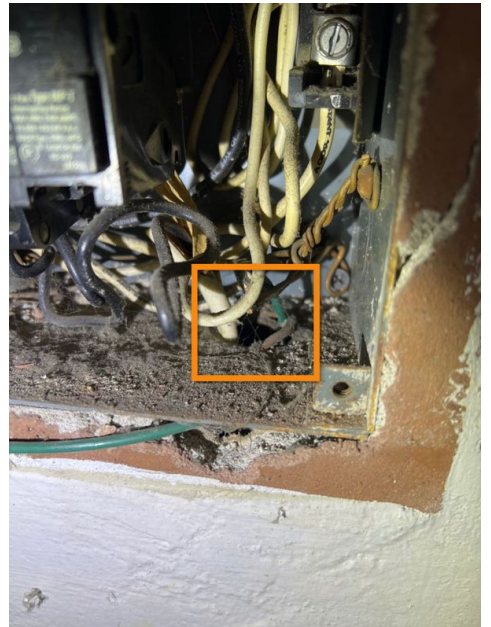
Wire clamp noted missing at the main panel. A plastic bushing or wire clamp protects and secures the wiring as it enters into the electric box. We advise corrections by a licensed electrician.

Recommendation

Contact a qualified professional.



Attention Required



9.3.4 Electrical Panel(s)

**LEGEND SUBSTANDARD**

Panel legend(s) was/were missing, incomplete, illegible or confusing. This is a hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.



Attention Required





## 9.3.5 Electrical Panel(s)

**UNABLE TO REPLACE COVER**

## GARAGE

The sub panel dead front cover could not be re-installed due to shelving in the garage. Recommend modification and repair as necessary by a qualified contractor.

## Recommendation

Contact a qualified professional.



Safety Item/Defective



## 9.4.1 Breakers &amp; Panel Wiring

**TOO MANY NEUTRALS PER LUG**

Too many neutrals wires were noted per lug (more than one). Recommend repair by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



Attention Required



#### 9.4.2 Breakers & Panel Wiring

##### **HANDLE TIES MISSING / SUBSTANDARD**

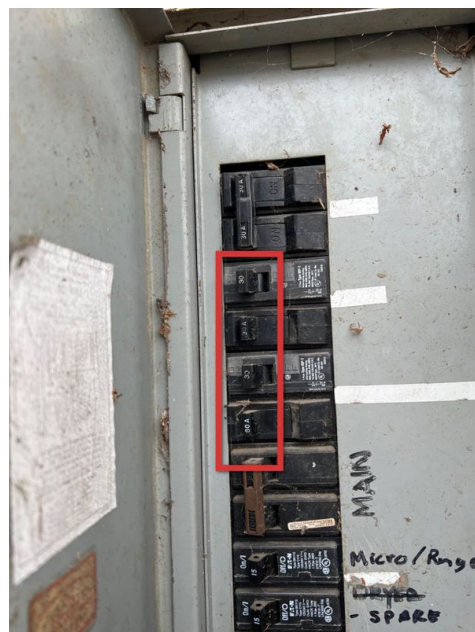
Handle ties were substandard at one or more 2-pole breakers. Approved, "identified" handle ties should be installed to prevent one side from being turned off while the other is turned on. Nails, screws or wires or other nonconforming material are not permitted for use as handle ties. This is a potential shock hazard, especially for someone working on the system. Recommend that a qualified electrician repair per standard building practices.

##### Recommendation

Contact a qualified electrical contractor.



Safety Item/Defective



#### 9.4.3 Breakers & Panel Wiring

##### **PANEL GROUND NOT VISIBLE**

##### GARAGE SUB PANEL

Unable to view the proper grounding of the metal panel enclosure. Grounding is done to ensure if the metal panel enclosure becomes energized, excess current has a way to escape to ground and prevent possible shock to anyone touching the metal panel box. Recommend repairs be made by a qualified electrician.

##### Recommendation

Contact a qualified electrical contractor.



Safety Item/Defective



#### 9.4.4 Breakers & Panel Wiring

##### **NO GROUND BUS BAR**

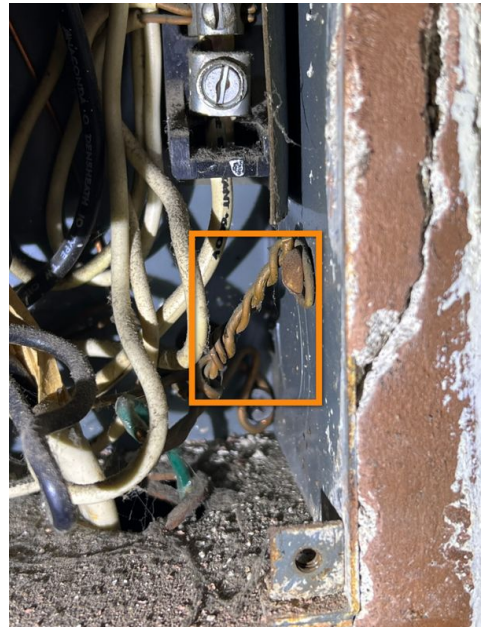
No ground bus bar was present at the subpanel. This is an unconventional installation. Recommend modification by a qualified electrical contractor.

##### Recommendation

Contact a qualified professional.



Attention Required



#### 9.4.5 Breakers & Panel Wiring

##### **UNCONVENTIONAL WIRING**

Unconventional ground wiring was present at the sub panel. Recommend further evaluation by a qualified electrical contractor.

##### Recommendation

Contact a qualified professional.



Attention Required



#### 9.5.1 GFCI / AFCI Protection

### RECOMMEND GFCI UPGRADE



Attention Required

This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, all kitchen counter top outlets, and at exterior, to GFCI protected outlets. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at [GFCI Requirements](#)

#### Recommendation

Contact a qualified professional.

#### 9.6.1 Electrical Wiring

### CLOTH COVERED



Attention Required

Cloth covered wiring was found at one or more locations. This wiring jacket on this type of wiring becomes brittle with time and when disturbed, can literally break apart by bending or pulling. The rubber sheathing can become brittle, crack, or fall off, which can cause arcing. Cloth jacketed wiring may also be an indication of knob and tube wiring concealed elsewhere as it was used during this time period as well. Recommend a qualified electrician evaluate all cloth covered wiring and repair.

#### Recommendation

Contact a qualified electrical contractor.





## 9.6.2 Electrical Wiring



Safety Item/Defective

**EXPOSED WIRING - SUBJECT TO DAMAGE**

## GARAGE

Exposed wiring was noted. This is a safety concern if used where it could be subject to physical damage (below 7ft). Exposed wire is normally installed in conduit for protection. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

## Recommendation

Contact a qualified professional.



## 9.6.3 Electrical Wiring



Safety Item/Defective

**EXPOSED WIRE SPLICE / NO JUNCTION BOX**

## ATTIC

Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

## Recommendation

Contact a qualified electrical contractor.



## 9.6.4 Electrical Wiring



Attention Required

**LOOSE CABLE / TELEPHONE WIRES**

Cable and/or telephone wiring was loose, unsupported, or inadequately supported at one or more locations. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. Fasteners should be installed within 12 inches of all enclosures. Recommend that a qualified electrician repair per standard building practices.

## Recommendation

Contact a qualified professional.



## 9.7.1 Outlets / Switches / Lighting / Fans

**COVER PLATE(S) MISSING, LOOSE OR DAMAGED**

## KITCHEN

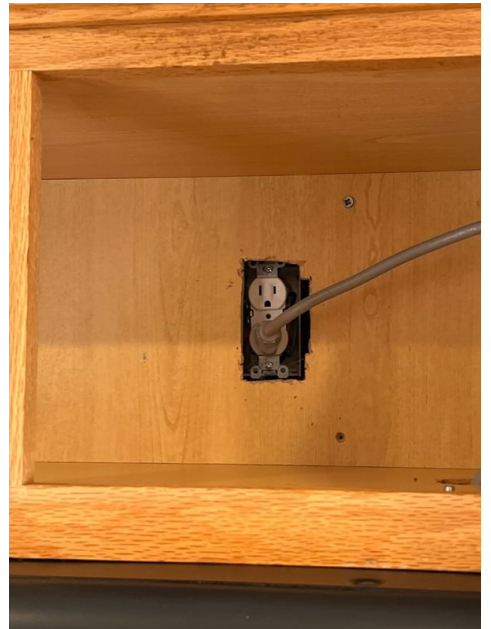
Cover plate(s) were missing, loose and/or damaged in one or more areas. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. We recommend that a qualified person install cover plates where necessary.

## Recommendation

Contact a qualified electrical contractor.



Attention Required



## 9.7.2 Outlets / Switches / Lighting / Fans

**WOBBLY CEILING FAN(S) NOTED**

## BEDROOM 3

Wobbly ceiling fans were noted in one or more areas. Correction is recommended.

## Recommendation

Contact a handyman or DIY project



Attention Required



9.7.3 Outlets / Switches / Lighting / Fans

**OPEN GROUNDED OUTLET(S)**

SEVERAL AREAS

Non grounded outlets were present in one or more areas.  
Recommend upgrading by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.


 Attention Required



9.7.4 Outlets / Switches / Lighting / Fans

**2-SLOT RECEPTACLES**

GARAGE

 Safety Item/Defective

2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

Recommendation

Contact a qualified electrical contractor.



#### 9.7.5 Outlets / Switches / Lighting / Fans

##### **OUTLET BEHIND SINK**

GARAGE

An outlet was noted behind a sink which is a safety issue for cords hanging in the sink (water). Correction is recommended.

Recommendation

Contact a qualified electrical contractor.



Safety Item/Defective



#### 9.7.6 Outlets / Switches / Lighting / Fans

##### **UNKNOWN SWITCH(ES)**

HALL

Unable to determine function of one or more switches. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified electrical contractor.



Attention Required





## 9.7.7 Outlets / Switches / Lighting / Fans

**SENSOR LIGHTS**

Sensor light are not tested. Recommend having seller demonstrate proper function of sensor lights and/or have further evaluated by a licensed electrician to determine if any corrections are needed at this time.

Recommendation

Contact a qualified professional.

## 9.7.8 Outlets / Switches / Lighting / Fans

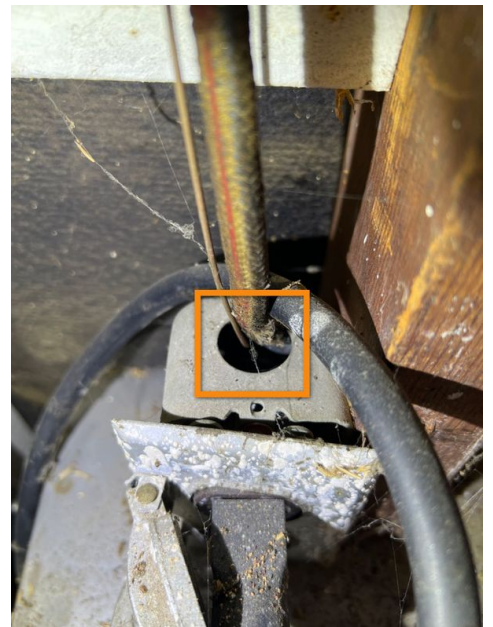
**WIRE BUSHING(S) MISSING**

GARAGE

One or more wire bushings were missing. Bushings are supposed to protect the wires and help keep the junction box air tight. Correction is recommended.

Recommendation

Contact a qualified professional.



## 9.8.1 Smoke Detectors / CO Alarms / Door Bell

**SMOKE DETECTORS MISSING AT BEDROOM(S)**

We recommend installing additional smoke detectors in all bedrooms to comply with current fire and safety standards and regulations.

Recommendation

Contact a handyman or DIY project

10: HVAC

		IN	NI	NP	F
10.1	General				X
10.2	Heating (Forced Air)				X
10.3	Ducts and Registers				X
10.4	Filter(s) & Thermostat(s)				X

IN = InspectedNI = Not InspectedNP = Not PresentF = Finding

Information

**General: No Air Conditioning Provided**

**Heating (Forced Air): Equipment Photos**

**Heating (Forced Air): Location**  
Hallway closet

**Note:** Some areas of the structure are not provided with air conditioning.



**Heating (Forced Air): Estimated Year Mfg.**  
1959

**Heating (Forced Air): Energy source**  
Natural gas

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

**Filter(s) & Thermostat(s): Thermostat and Air Filter(s) Disclaimer**

Thermostats are not checked for calibration or timed functions. Only the basic functions are tested. The adequacy of the air filter and or air filter size is beyond the scope of this inspection.

Limitations

General  
HVAC LIMITATIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; wine room condensers, thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only.

Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's / oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "live-able" rooms (e.g. bedrooms, kitchens and living/dining rooms). The photo(s) below is/are a thermal image of the air temperature at supply and return air register(s) at the time of this inspection.

**Note:** Please be aware that when an air conditioner is tested during cooler or cold seasons the temperature recorded can be inaccurate due to certain pressures in the system.

Heating (Forced Air)

## **GAS APPLIANCES - SAFETY INSPECTION RECOMMENDED**

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Ducts and Registers

## **HVAC DUCTING LIMITATIONS**

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

## **Findings**

10.1.1 General

### **SERVICE HEATING SYSTEM**



Attention Required

The last service date of the forced air system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

10.2.1 Heating (Forced Air)

### **NO FLEXIBLE GAS CONNECTOR**



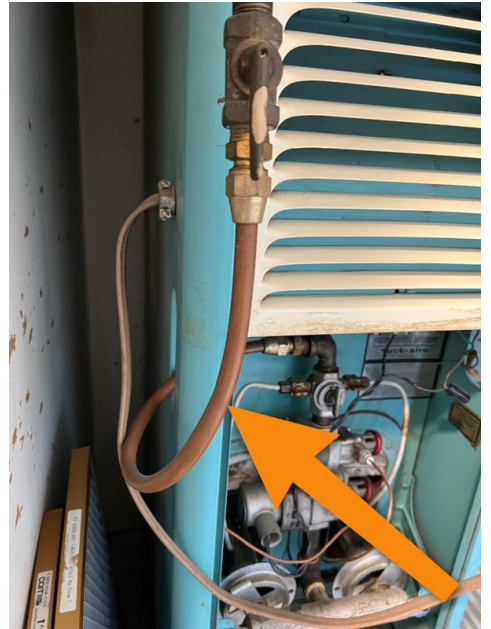
Attention Required



No flexible connector was visible at the unit. A flexible gas connector is recommended for added seismic safety.

Recommendation

Contact a qualified plumbing contractor.



10.2.2 Heating (Forced Air)

**FURNACE OPERATIONAL - COMPONENTS NOT FULLY VISIBLE**



The furnace was operational and produced heat at time of inspection. However, due to the many components that are not visible (such as the heat exchanger and the entire length of the flue pipe), our inspection of the system is limited. Because of this, we recommend further evaluation/safety check be performed by the local gas company before the end of your contingency period.

Recommendation

Contact your local utility company



10.2.3 Heating (Forced Air)

**NO KILL SWITCH - SAFETY CONCERN**



No kill switch visible for the unit. This is a safety device that was not installed when the house was built and can typically not be retrofit.

Recommendation

Contact a qualified HVAC professional.



## 10.2.4 Heating (Forced Air)



Attention Required

**TRANSITE FLUE**

The flue for the heater may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. These flues are typically considered safe if left undisturbed. However, if you have any concerns this should be further evaluated by a qualified professional. Also, if the flue contains asbestos, there may be additional costs to remove and upgrade the flue to metal.

## Recommendation

Contact a qualified professional.



## 10.2.5 Heating (Forced Air)



Attention Required

**NEAR OR AT LIFESPAN (FORCED AIR)**

The estimated useful life for most forced air furnaces is 15-20 years. Most units last longer than this due to the mild weather in Southern California. This furnace appeared to be near, at, or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. We recommend budgeting for replacement and further evaluation is recommended within the contingency period. A home warranty is also recommended.

## Recommendation

Recommend monitoring.



## 10.2.6 Heating (Forced Air)



Safety Item/Defective

**GAPS AT INTAKE AIR CHAMBER**

Patch / repair and or sealing around the base and or all penetrations is recommended for added safety. This is a potential safety hazard. A qualified and licensed contractor is recommended to evaluate and estimate repairs.

## Recommendation

Contact a qualified HVAC professional.



#### 10.2.7 Heating (Forced Air)

##### **VENT MISSING SCREWS**

One or more vent pipe connections were not screwed together. Recommend repair by a qualified HVAC contractor.

##### Recommendation

Contact a qualified professional.



Attention Required



#### 10.3.1 Ducts and Registers

##### **INSULATION MISSING / DAMAGED**

One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.

##### Recommendation

Contact a qualified HVAC professional.



Attention Required





#### 10.4.1 Filter(s) & Thermostat(s)

##### **FILTER IMPROPER SIZE**

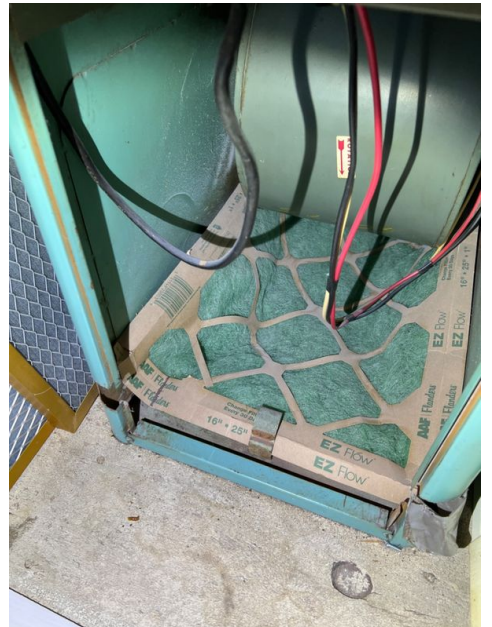
Air filters for the heating and/or cooling system were not properly sized. Recommend purchasing proper sized filters.

Recommendation

Recommended DIY Project



Attention Required





# 11: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	F
11.1	General	X			
11.2	Exterior Doors				X
11.3	Interior Doors				X
11.4	Windows				X
11.5	Ceiling				X
11.6	Walls	X			
11.7	Floors				X
11.8	Countertops & Cabinets				X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

## Information

### Windows: Type

Multi-pane, Vinyl

## Limitations

General

### WATER TIGHTNESS NOT TESTED

Determining if the doors /windows and or their assemblies are water tight is beyond the scope of this inspection. Home inspectors are looking for obvious and visual deficiencies / defects. There are companies that can water test with spray rigs if desired.

General

### INTERIOR LIMITATIONS

The following items are not included in this inspection: cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating. Any comments made regarding these items are as a courtesy only. Uncommon cracking and or deterioration will be mentioned in this report.

The inspector does not test for asbestos, lead, radon, mold, hazardous waste, formaldehyde urethane, or any other toxic substance. Determining the cause and/or source of odors is not within the scope of this inspection. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. If furnishings were present during the inspection, we recommend a full evaluation of areas that were previously obscured when possible. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis.

## General

**INSULATION NOT DETERMINED**

Determining the insulation value and/or the lack of insulation inside walls / ceilings is beyond the scope of this inspection. Further evaluation may be desired.

## Windows

**DIRTY WINDOWS**

Windows were noted dirty and need cleaning in one or more locations. This can make it difficult to see defects. Further evaluation by a licensed window contractor may be desired.

## Windows

**DOUBLE PANE WINDOWS**

Please Note: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

## Windows

**RETRO FIT WINDOWS**

Many of the windows have been upgraded/replaced. I cannot guarantee that they will not leak. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of weatherproofing ability of the windows installed, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

## Windows

**WINDOW COVERINGS**

Windows coverings are beyond the scope of this inspection.

**Findings**

## 11.2.1 Exterior Doors

**FOGGING / STAINING /  
CONDENSATION**

REAR



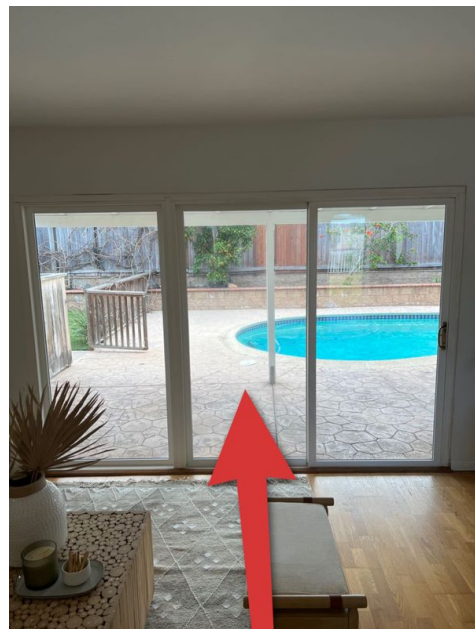
Safety Item/Defective

Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass or the entire window.

**Note:** Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

#### Recommendation

Contact a qualified window repair/installation contractor.



#### 11.2.2 Exterior Doors

### SCREEN DOOR DAMAGED

REAR

One or more screen doors were damaged. Recommend that a qualified person evaluate and repair or replace as necessary.

#### Recommendation

Contact a qualified handyman.



Attention Required



#### 11.2.3 Exterior Doors

### SCREEN DOOR MISSING

Exterior door screen missing. Correction is recommended.

#### Recommendation

Contact a handyman or DIY project



Attention Required

#### 11.2.4 Exterior Doors

### RECOMMEND RE KEYING ALL EXTERIOR DOORS

We recommend re keying all the exterior doors for improved safety.

#### Recommendation

Contact a qualified professional.



Observation

## 11.2.5 Exterior Doors

 Attention Required**HOLLOW CORE DOOR NOTED**

## FRONT

Hollow core door noted at the exterior in one or more areas. These type of doors are not meant for the exterior or elements. Recommend correcting and advise repair/replacement by qualified general contractor.

## Recommendation

Contact a qualified professional.



## 11.3.1 Interior Doors

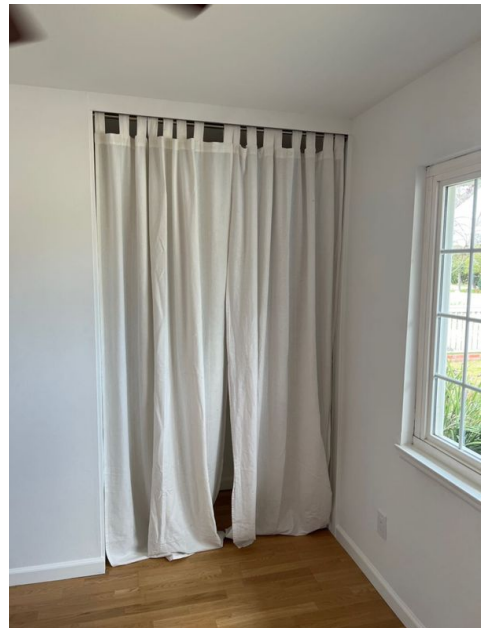
 Attention Required**DOORS MISSING**

## CLOSETS

Interior doors were missing / not installed in one or more locations. Recommend installing as necessary.

## Recommendation

Contact a qualified handyman.



## 11.3.2 Interior Doors

 Attention Required**MISSING HARDWARE NOTED**

## BEDROOM

Hardware was missing at one or more areas. Correction is recommended.

## Recommendation

Contact a qualified professional.





#### 11.4.1 Windows

### FOGGING / STAINING NOTED

FRONT , LEFT SIDE

Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass or the entire window.

**Note:** Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

#### Recommendation

Contact a qualified window repair/installation contractor.



Safety Item/Defective



## 11.4.2 Windows

**TEMPERED GLASS NOT VERIFIED**

## FRONT

Tempered glass could not be verified at one or more windows (this is sometimes difficult to view). Recommend confirming that the glass is tempered. If not then upgrades are recommended for added safety.

## Recommendation

Contact a qualified professional.



Attention Required



## 11.4.3 Windows

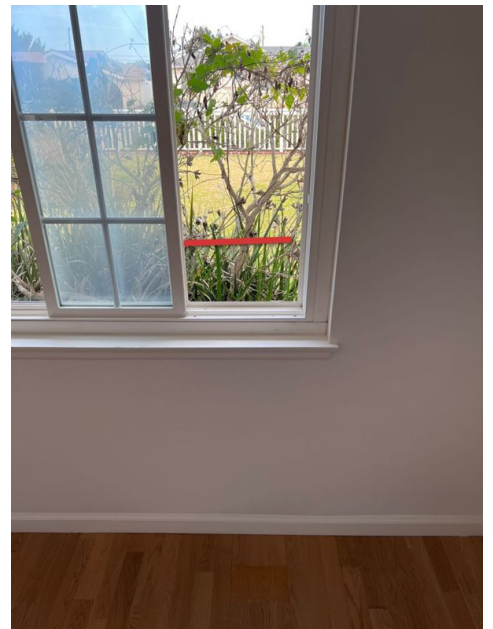
**BEDROOM FIRE ESCAPE IMPROPER**

Safety Item/Defective

One or more bedrooms had windows that were too small, too high off the ground, or did not open wide enough based on today's standards. Unless a bedroom has an exterior entry door, at least one window requires adequate fire escape in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a minimum open width of 20 inches and a minimum open height of 24 inches. Grade floor (within 44" of exterior grade level) fire escape windows should have a net clear opening of 5 square feet and other fire escape windows should have a net clear opening of 5.7 square feet. These windows should be no more that 44" above the floor level. These issues are not required to be updated but are a safety concern and we recommend that a qualified contractor repair or make modifications per standard building practices.

## Recommendation

Contact a qualified window repair/installation contractor.



## 11.4.4 Windows

**SCREEN(S) MISSING**

## SEVERAL AREAS

Screens were missing from some window(s). These windows may not provide ventilation during months when insects are active. On second story windows, these are also deterrants to keep small children from falling out of open windows during cooler temperatures. Recommend installing screens.

## Recommendation

Contact a qualified window repair/installation contractor.



Observation

## 11.5.1 Ceiling

**MOISTURE INTRUSION**

## KITCHEN NOOK

There is evidence of moisture entering the structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options. Hidden damage and or mold may be present. Areas above the ceiling and/or behind wall surfaces may have further damage that cannot be determined from a limited visual inspection.

## Recommendation

Contact a qualified professional.



Safety Item/Defective



## 11.5.2 Ceiling

**TERMITE DAMAGE**

## KITCHEN NOOK

Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

## Recommendation

Contact a qualified pest control specialist.



Attention Required



## 11.7.1 Floors

**DAMAGE / DETERIORATION - REPAIR**

## KITCHEN AREA



Attention Required



Damage and/or deterioration was present in one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



11.8.1 Countertops & Cabinets

**UNIDENTIFIABLE BIOLOGICAL SUBSTANCE**

KITCHEN

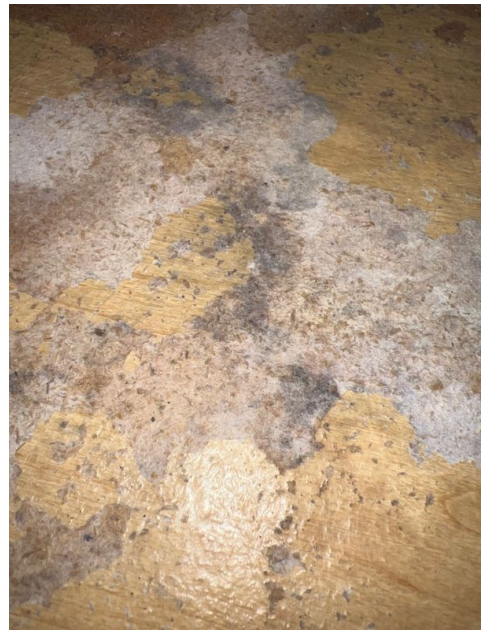
An unidentifiable biological substance is present and is a potential health concern (probably a mold, fungus or mildew). Recommend mold testing to determine the presence or absence of mold. Our company can provide the service if desired.

Recommendation

Contact a qualified mold inspection professional.



Safety Item/Defective



11.8.2 Countertops & Cabinets

**CABINET DAMAGED**

KITCHEN

One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified cabinet contractor.



Attention Required





### 11.8.3 Countertops & Cabinets

#### **MOISTURE - UNDER SINK**

##### KITCHEN



Safety Item/Defective

An elevated level of moisture was detected under the sink in one or more areas. This can be caused by water leaking into the wall from the plumbing, or through gaps between the counter and back splash. There may be moisture damage behind the wall which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. If not corrected, water damage may occur and create an environment conducive to mold growth. We advise repair of the affected area with a licensed restoration or remediation type contractor which may include fixing the source of moisture, drying out the area.

##### Recommendation

Contact a qualified professional.



## 11.8.4 Countertops &amp; Cabinets

**CRACK(S) AT COUNTERTOP**

## KITCHEN

One or more cracks noted at the counter top. Recommend repair by a qualified contractor.

## Recommendation

Contact a qualified professional.



Attention Required



## 12: APPLIANCES

		IN	NI	NP	F
12.1	General	X			
12.2	Range/Oven/Cooktop				X
12.3	Exhaust / Ventilation				X
12.4	Dishwasher				X
12.5	Garbage / Food Disposal				X
12.6	Microwave				X
12.7	Refrigerator				X
12.8	Washer/Dryer		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

### Information

**General: Range / Oven / Cooktop**  
**Energy Source / Supply**

Natural Gas

**General: Exhaust / Ventilation**  
**Type**

Built into Microwave

**Refrigerator: Fridge Conveys?**  
 Unknown

**Refrigerator: Fridge Water Supply**  
**Connection**

Yes

#### Refrigerator: Refrigerator(s) Not Inspected

Refrigerators and wine fridges are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). Fridges are not moved and typically the outlet and or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

#### Washer/Dryer: Washer(s)/Dryer(s) Not Inspected

Washer(s) and dryer(s) are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). The dryer was not present. These items are not moved and typically the outlet and or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

### Limitations

General

#### APPLIANCE LIMITATIONS

The following items are not included in this inspection: household appliances such as refrigerators, freezers, outdoor barbecues, ice makers, coffee makers, warming ovens, griddles, broilers, trash compactors, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, lights, central vacuum systems, elevators and stair lifts. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Dishwasher

DISHWASHER CYCLE LIMITATIONS

Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

Findings

12.1.1 General

OLD APPLIANCES

Observation

Some appliances may not have the same degree of efficiency as a newer model. Also you should not expect these appliances to last indefinitely.

Recommendation

Contact a qualified professional.

12.1.2 General

DIRTY

Observation

Kitchen appliances and components are dirty and cleaning/degreasing as recommended by licensed professional and or cleaning service.

Recommendation

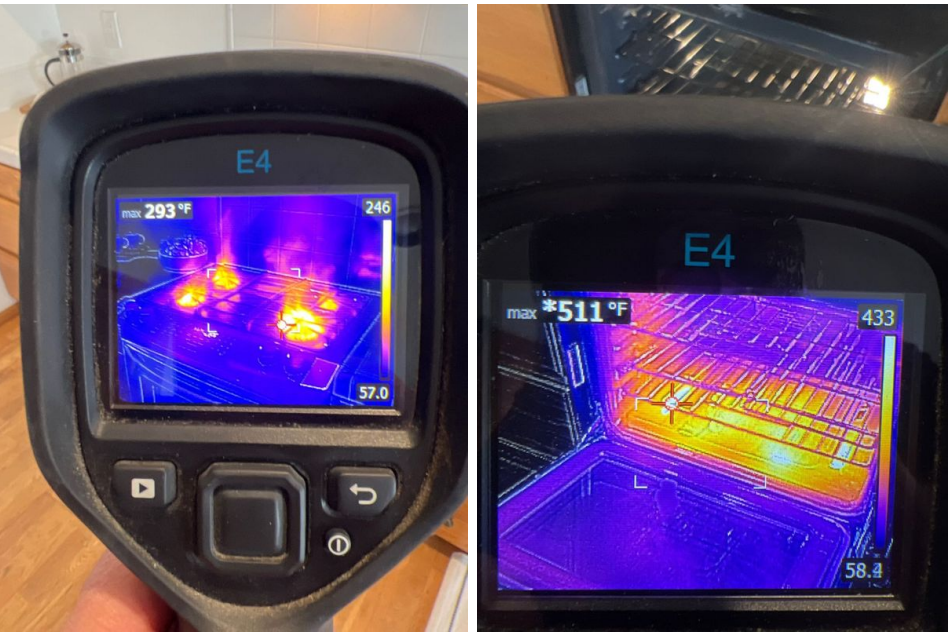
Contact a qualified professional.

12.2.1 Range/Oven/Cooktop

THERMAL IMAGE OF RANGE WORKING

Observation

Infrared picture of range/cooktop in operation. This unit appeared operational.





## 12.2.2 Range/Oven/Cooktop

**OVEN DOOR HANDLE LOOSE / DAMAGED / MISSING**

Oven door handle was loose, damaged and/or missing. Recommend a qualified appliance repair person repair or replace oven door handle.

## Recommendation

Contact a qualified appliance repair professional.



Attention Required



## 12.3.1 Exhaust / Ventilation

**FLEX**

Flexible vent observed at exhaust fan/range hood. Advise installing a ridged vent by a qualified/licensed professional.

## Recommendation

Contact a qualified professional.



Observation



## 12.3.2 Exhaust / Ventilation

**IMPROPERLY SIZED VENT**

The vent was improperly sized. Corrections are recommended.

## Recommendation

Contact a qualified professional.



Attention Required



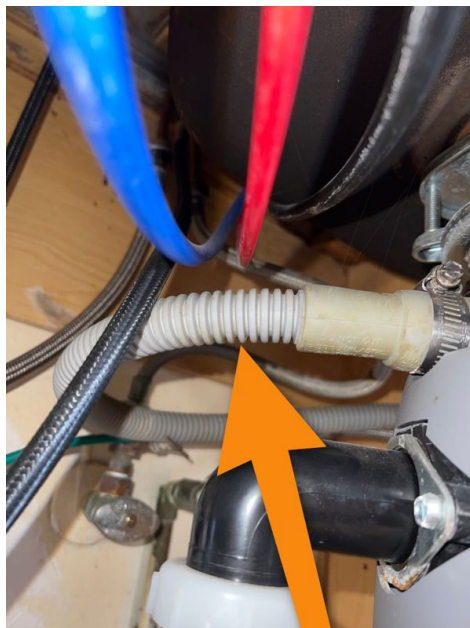
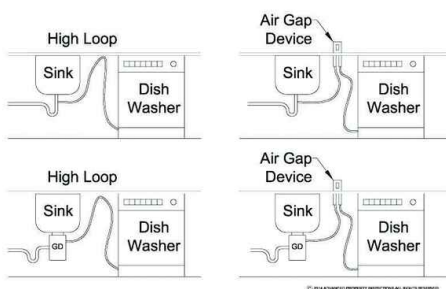
## 12.4.1 Dishwasher

**AIR GAP / HIGH LOOP NOT INSTALLED**

No air gap or high loop was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous or the drain line is looped high up under the countertop, and prevents waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install an air gap or a high loop per standard building practices.

## Recommendation

Contact a qualified appliance repair professional.



## 12.4.2 Dishwasher



Attention Required

**BOTTOM KICKPLATE LOOSE**

The kickplate / removable panel at the base of the dishwasher was missing, loose and/or damaged. Recommend a qualified person repair or replace as necessary

## Recommendation

Contact a qualified appliance repair professional.



## 12.4.3 Dishwasher



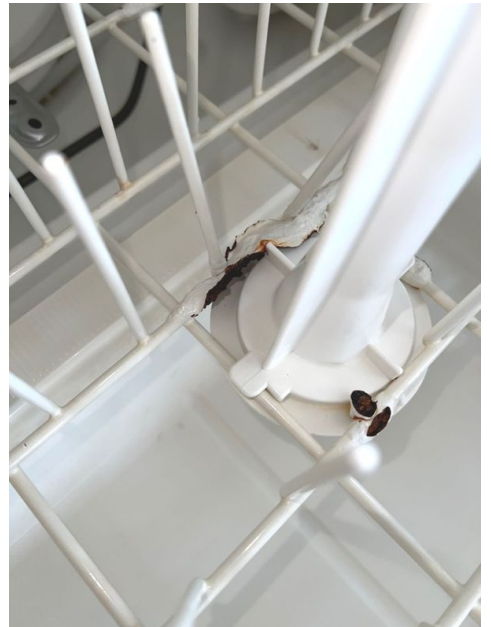
Attention Required

**RUSTED RACKS**

Rust or deterioration was noted at the racks inside of the dishwasher. This condition appeared to be due to age and use. Further rusting and deterioration may occur if not corrected. We recommend further evaluation by a qualified appliance repair technician to determine repairs possible at this time.

## Recommendation

Contact a qualified professional.



## 12.5.1 Garbage / Food Disposal



Attention Required

**HARDWIRED ELECTRICAL**

The unit was improperly wired (hardwired) based on today's standards. This does not consistent with the current building practices. Upgrades are recommended for added safety.

## Recommendation

Contact a qualified electrical contractor.



## 12.5.2 Garbage / Food Disposal

**EXCESSIVE NOISE OR VIBRATION**

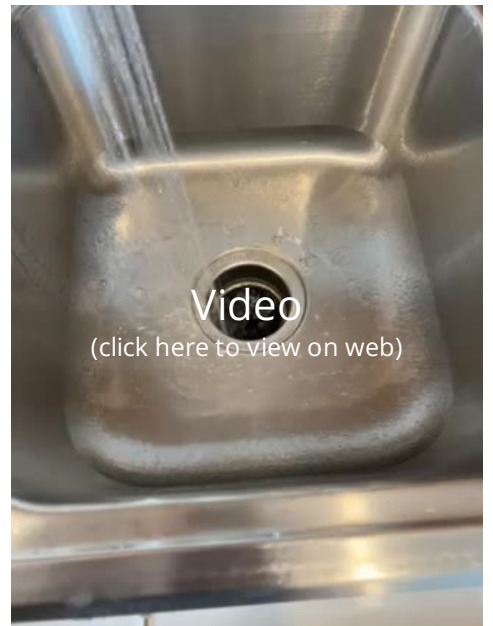
Garbage disposal was excessively noisy or vibrated excessively. Recommend that a qualified specialist evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



Attention Required



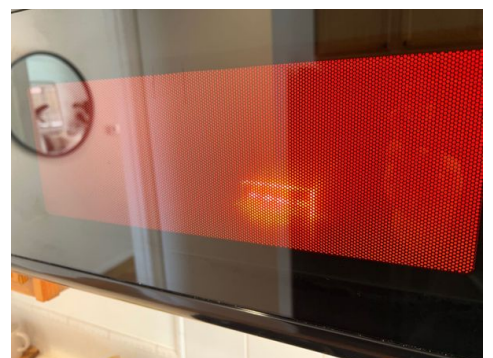
## 12.6.1 Microwave

**PICTURE OF MICROWAVE WORKING**

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.



Observation



## 12.6.2 Microwave

**NEAR END OF LIFESPAN**

Attention Required



One or more appliances are nearing the end of their useful lives. Recommend budgeting for replacement.

Recommendation

Contact a qualified appliance repair professional.



12.7.1 Refrigerator

**NO ICE IN ICE MAKER**



Observation

**Note:** No ice was found in the refrigerator's ice maker. It may be in the "off" position or be inoperable. The ice maker's condition is unknown, and it is excluded from this inspection. If concerned, have a qualified person evaluate and repair if necessary.

Recommendation

Contact a qualified appliance repair professional.

## 13: GARAGE / CARPORT

		IN	NI	NP	F
13.1	General	X			
13.2	Structure				X
13.3	Occupant Door(s)				X
13.4	Vehicle Door(s)				X
13.5	Automatic Opener(s)				X
13.6	Floor, Walls, Ceiling				X
13.7	Garage Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

### Information

#### General: Structure Type

Attached Garage

#### General: Occupant Door

Solid

#### General: Vehicle Door

Sectional

#### General: Automatic Opener Safety Devices

N/A

#### General: Wall Type

Finished, Open framing

#### General: Ceiling Type

Open framing

#### General: Garage Ventilation

Present

#### Floor, Walls, Ceiling: Laundry Hook-Ups in Garage

Hookups for a clothes washer and/or dryer were installed in the garage. Although an allowed building practice, the client should be aware that any source of spark or flame, including motors and circuitry in laundry equipment, are a potential source for spark (or flame with a gas-fired clothes dryer). Such equipment should be elevated at least 18 inches off the floor because vapors from gasoline or other flammable fluids that are heavier than air may be present.

### Limitations

General

#### **GARAGE LIMITATIONS**

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

General

#### **OCCUPIED / PERSONAL BELONGINGS**

Personal belongings were noted in one or more areas in the garage. The garage was not fully or properly visible and further evaluation may be desired.

Structure

#### **NOT FULLY VISIBLE**

The garage was not fully visible due to stored items and shelving.

Vehicle Door(s)

## NOTICE

Determining if the spring tension and or balancing is adequate is beyond the scope of this inspection. Only the basic operation was tested. The vehicle door is by far the largest and heaviest moving item in a house and should be used carefully. Regular maintenance is very important.

Automatic Opener(s)

## GARAGE VEHICLE DOOR OPENER NOTICE

Determining if the spring tension and or balancing is adequate is beyond the scope of this inspection. Only the basic operation was tested. The vehicle door is by far the largest and heaviest moving item in a house and should be used carefully. Regular maintenance is very important.

Floor, Walls, Ceiling

## NOT FULLY ACCESSIBLE

One or more areas were not fully accessible. Further evaluation may be desired.

## Findings

13.2.1 Structure

### ROOF SUPPORT STRUCTURE SAGS AND/OR DAMAGED

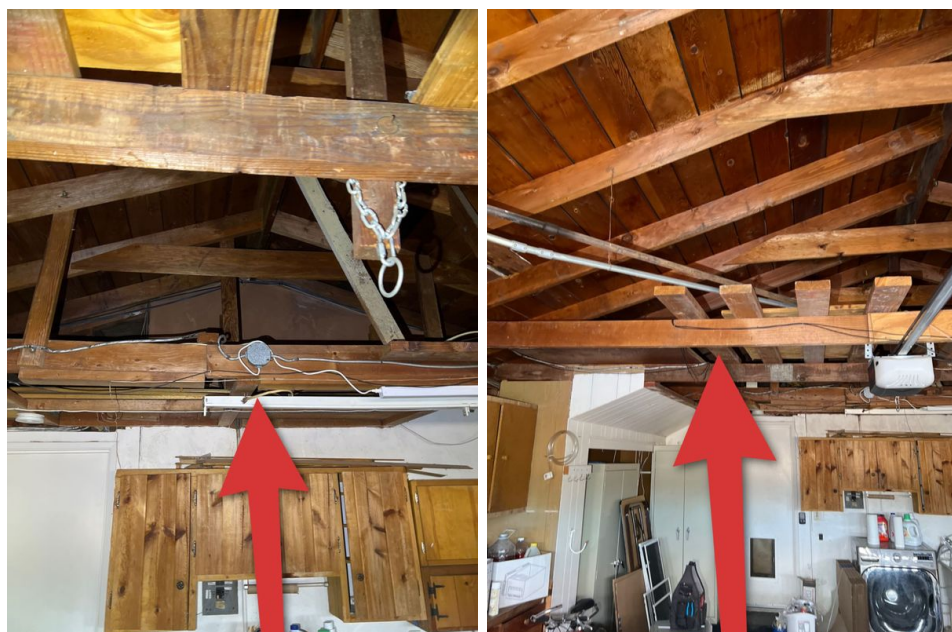


Safety Item/Defective

The roof support structure appeared to sag and/or is damaged. Recommend further evaluation and needed repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified general contractor.



## 13.3.1 Occupant Door(s)



Safety Item/Defective

**DOOR STOP INSTALLED**

The door between the garage and the house had a door stop or unapproved hardware installed on it. This is a potential safety hazard but can easily be removed which would solve the problem. Such doors should provide limited fire resistance to prevent fire from spreading from the garage to the house. Modifications with unapproved hardware may compromise the door's ability to perform as intended. Recommend that a qualified person remove the doorstop or unapproved hardware.

## Recommendation

Contact a handyman or DIY project



## 13.3.2 Occupant Door(s)



Safety Item/Defective

**PET DOOR INSTALLED**

A pet door has been installed in the garage occupant door. This voids the fire rating of the door. Recommend replacing with a new fire door assembly (door, self closer, threshold and weather strip) by a licensed contractor.

## Recommendation

Contact a qualified professional.



## 13.4.1 Vehicle Door(s)



Attention Required

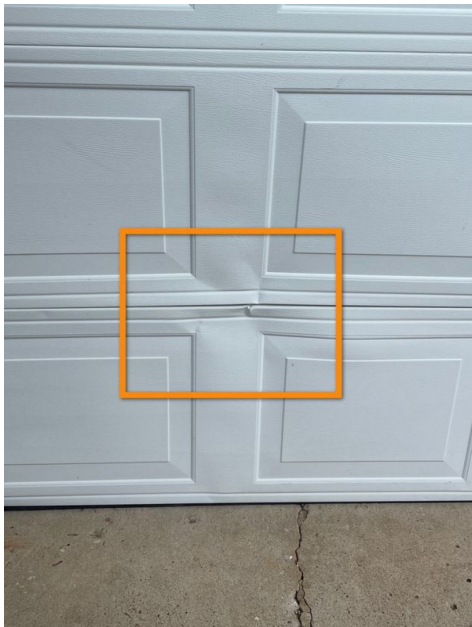
**PANELS CRACKED / DAMAGED**

One or more panels were cracked and correction is recommended. Upgrades are recommended for improved safety.

## Recommendation

Contact a qualified professional.





## 13.5.1 Automatic Opener(s)



Attention Required

**PHOTO EYES TOO HIGH**

The photoelectric sensors that trigger the auto-reverse feature for the garage vehicle door automatic opener were located higher than 6 inches from the floor. This is a potential safety hazard. Correction is recommended.

## Recommendation

Contact a qualified garage door contractor.



## 13.5.2 Automatic Opener(s)



Safety Item/Defective

**DID NOT OPEN**

The door did not open when tested. Recommend further evaluation and repair is necessary by a qualified contractor. Unable to test safety features because of this.

## Recommendation

Contact a qualified professional.



## 13.5.3 Automatic Opener(s)

**LOOSE WIRE**

Wiring was not properly secured in the garage. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Attention Required



## 13.6.1 Floor, Walls, Ceiling

**HOMEOWNER SHELVING**

Substandard shelving was installed. This is a potential safety hazard due to the risk of collapse, especially if heavy items are stored on the shelves. Recommend that a qualified person remove shelving, or repair or modify as necessary.

Recommendation

Contact a qualified handyman.



Safety Item/Defective



## 13.6.2 Floor, Walls, Ceiling



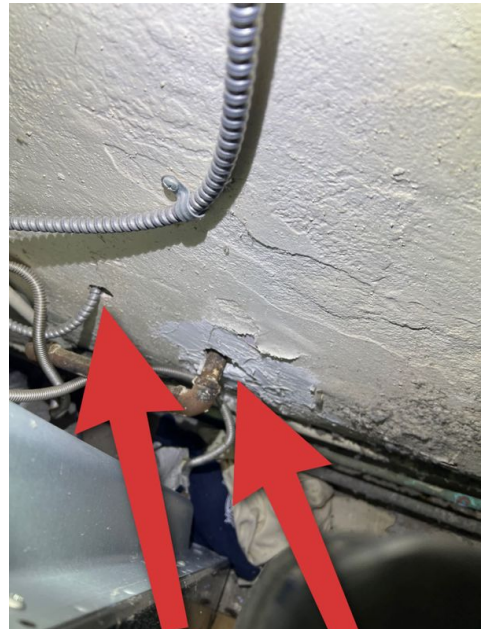
Safety Item/Defective

**FIRE WALL GAPS, HOLES, DAMAGE**

One or more gaps, holes, pet doors and/or areas with missing or substandard surface materials were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall).

## Recommendation

Contact a qualified drywall contractor.



## 13.6.3 Floor, Walls, Ceiling



Attention Required

**EFFLORESCENCE NOTED**

Efflorescence was noted in one or more areas. Efflorescence is salt deposits left behind by water. It is beyond the scope of this inspection to determine if the water infiltration is active or ongoing. Further evaluation may be desired.

## Recommendation

Contact a qualified professional.





## 13.6.4 Floor, Walls, Ceiling

**WATER STAINS**

Water stains were visible at one or more locations in the garage. The stains may have been from a past leak. Inquire with the seller for more information. Monitor these areas in the future. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.

## Recommendation

Contact a qualified professional.



## 13.6.5 Floor, Walls, Ceiling

**TERMITE DROPPINGS NOTED**



What appeared to be termite droppings were noted in one or more areas. The inspector is not a termite professional and further evaluation is recommended qualified and licensed termite inspector.

Recommendation

Contact a qualified professional.



13.6.6 Floor, Walls, Ceiling

**COMMON TO MODERATE  
CRACKING**



Attention Required

The concrete garage slab has common to moderate cracks at one or more area. These are typical for all concrete items. Recommend monitoring these cracks and contacting a qualified licensed contractor if changes occur.

Recommendation

Contact a qualified professional.



14: POOL AND/OR SPA

		IN	NI	NP	F
14.1	General		X		
14.2	Fences / Gates / Barriers				X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Finding

Information

**General: General Pool Condition**  
Not Inspected

**General: Remote Information**  
Not Inspected

**Fences / Gates / Barriers:**  
**Drowning Prevention Safety**  
**Features Present**  
None

**Fences / Gates / Barriers: Fencing**  
**Material**  
None installed

## Fences / Gates / Barriers: SB-442 What Does It All Mean

### SB-442 What Does It All Mean David Pace, MCI, Chair, Legislative Committee

On October 11, 2017 Governor Brown signed into law SB 442. The bill is known as the Pool Safety Act. The bill is very similar to one, which the governor vetoed during the previous legislative session. His stated reason for the veto was that pool safety is the primary the responsibility of parents.

### The Reason For The Bill

The reason stated is contained within the bill.

"According to both federal Centers for Disease Control and Prevention's National Center for Injury Prevention and Control and the State Department of Public Health's EpiCenter data, drowning is the second leading cause of death for California children one to four years of age inclusive. EpiCenter data shows that between the years 2010 and 2014 more than 160 children one to four years of age, inclusive, suffered fatal drownings, with the majority of the incidents involving residential pools, and between the years 2010 and 2015 more than 740 children one to four years of age, inclusive, were hospitalized after suffering a near drowning incident with the leading cause of hospitalization being brain injury due to the lack of oxygen, also known as asphyxiation."

The bill goes on to say:

"Additional children suffer near drowning incidents and survive, but many of those children suffer irreversible brain injuries, which can lead to lifelong learning deficiencies that impact not only the affected child and his or her family, but also the resources and moneys available to California's health care system, regional centers, and special education school programs. The State Department of Developmental Services reported that as of December 2016 the agency was providing care for more than 755 near-drowning victims with severe brain damage resulting from the near drowning."

The legislature also finds and declares:

"Close parental supervision of children with access to swimming pools is essential to providing pool safety for children. Barriers, such as those required pursuant to section 115922 of the Health and Safety Code, can help deter young children from gaining unsupervised access to pools."

### CREIA'S Position on the Bill

During this last legislative session Jerry Desmond, our legislative advocate, and I met on several occasions with the office of Senator Newman, the author of the legislation, as well as the primary representatives of the 40 bill sponsors to learn of their concerns and to set forth our perspective on how best to meet those concerns. Over the course of several months CREIA produced a SB-442 White Paper setting forth our perspective and offered proposed amendments to the bill. In our meetings I argued:

1. The bill will only effect a fraction of residential pools in California.
2. Home inspectors are not certified or capable of validating that safety provisions are compliant with ASTM standards.
3. Home inspectors cannot verify that pool barriers are properly installed or that pool alarms function properly.
4. Home inspectors identify items, as they exist at the time of the inspection.
5. Professional Pool inspectors are best equipped and trained to identify pool safety devices.
6. This bill significantly increases legal exposure for home inspectors who are not trained or qualified to make responsible evaluations.
7. A prudent home inspector will defer specific evaluation of safety devices to a qualified professional.
8. Each home inspector will need to secure their own copy of the various ASTM Standards to find out what standards they are expected to adhere to.
9. Inspection fees will increase by as much as 30%.
10. Insurance cost for home inspectors will increase.
11. The provisions of this bill are best addressed by professional pool inspectors who have the background, experience and training to perform pool inspections.
12. Home owners should provide all appropriate disclosures and documentations related to the pool and pool safety provisions.
13. THERE IS NO REQUIREMENT TO MAKE ANY SAFETY REPAIRS

During our conversations with Senator Newman's office and the sponsors of the bill, I made it clear that the reason CREIA exists is to "To protect lives, health and investments." That is our Vision Statement. Safety was never the question. The question was, who is best qualified to review the safety provisions specified by the bill. Review of those safety provisions are now the responsibility of the homes inspector.

### Preliminary Thoughts and Considerations

#### 1. Regarding the Nature of our Inspection

Our inspection of pool safety features is not unlike our inspection of other aspects of the home itself. 7195 (a)(1) states that a "Home inspection is a noninvasive, physical examination... of the mechanical, electrical, or plumbing systems or

the structural and essential components of a residential dwelling of 1 to 4 units designed to identify material defects in those systems, structures, and components."

Section 7195(a)(2) states, "In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purposes of identifying" the safety features present.

Our inspection of the safety features is to be "appropriate." Merriam-Webster defines "appropriate" as "especially suitable or compatible; fitting." The task of our inspection is further defined to be a "noninvasive physical examination." As we shall see later many of the safety features cannot be verified by a noninvasive physical examination. (I would not think it appropriate to get two adults and one child to walk out onto a pool cover to make sure it meets the 485 lb. (220.0 kg) static load test required by ASTM 1346.)

## *2.Regarding the Nature of our Inspection Report.*

7195 (c) states "A 'home inspection report' is a written report...(that) clearly describes and identifies the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons." It goes on to state, "in a dwelling with a pool or spa, the report shall identify which of any of the seven drowning prevention safety features listed in subdivision (a) of section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features."

Our "appropriate," "noninvasive physical examination" observations of the pool safety features are to be a part of the "home inspection report" in which we describe and identify conditions and provide recommendations for evaluation by appropriate persons. Our standard of care is not that of a trained and qualified ASTM professional. Our standard of care is that of a reasonable prudent home inspector (7196). To be sure we need to be careful and diligent in our inspection, our standard of care requires it. When we see a foundation deficiency, we do not play engineer. We recommend further evaluation by a qualified and registered engineer and appropriate repairs be made. When we see a fried breaker in a sub-panel, we do not play electrician. We recommend further evaluation and repair by a qualified and licensed electrician. Inspection of pool safety features is no different.

## **What Does The Bill Require**

The bill requires:

1. When a single family residence with a pool (see definitions below) is transferred and a home inspection is performed on the home, the home inspection report shall identify which, if any, of seven specific drowning prevention safety features are present. Those safety features are defined in section 115922 of the Health & Safety Code.

2. The home inspection report shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

## **Applicable Definitions(Health and Safety Code 115921)**

Section 11591 defines terms related to the requirements of the Bill.

**"Swimming pool"** or **"pool"** means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

**"Public swimming pool"** means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.

**"Enclosure"** means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

**"Approved safety pool cover"** means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

**"Exit alarms"** means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

## **The Seven Drowning Safety Provisions (Health and Safety Code 115922)**



Section 115922 of the Health and Safety Code states that "Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the... seven drowning prevention safety features."

The requirement for the safety features is triggered by the issuance of a permit for the construction or remodeling of a pool or spa. An inspection by the local building department is required prior to the issuance of a final approval.

With the passage of this bill, inspection of safety features is also triggered when a home inspection is completed on a single-family home with a swimming pool in conjunction with the transfer of a property. **NOTE** *that there is no requirement for there to be a pool inspection AND there is no requirement for a pool inspection to verify the presence of the "2 of 7" safety features.* It only applies when there is a transfer of the property with a swimming pool and a home inspection is performed on the single family home.

### **Safety Feature One - Health and Safety Code 115922 (a)(1)**

"An enclosure that meets the requirements of section 115923 and isolates the swimming pool or spa from the private single-family home."

As noted earlier an "Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home. There are six characteristics for an enclosure to comply with the bill. All six are required or the enclosure does not meet the requirement of the legislation. The first five requirements are from section 115923.

1. Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.
2. The enclosure must be a minimum height of 60 inches.
3. The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches.
4. Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches.
5. The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure.
6. The enclosure shall isolate the swimming pool or spa from the private single-family home. [Health and Safety Code 511922 (a)(1)]

If **ALL** six are present the enclosure meets the requirements as a safety feature.

### **Safety Feature Two - Health and Safety Code 115922 (a)(1)**

"Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device."

ASTM F2286 is a document, which includes many design and performance requirements.

Some of the design requirements can be measured.

- The top of a fence or wall used as a barrier needs to be a minimum of 48 inches above the exterior side of the grade.
- If there is a hinge to gate used in addition to, or as part of the mesh safety barrier, the gate shall be self-closing and self-latching. The gate shall accommodate a locking device and open outward from the pool, spa or hot tub. The locking device shall be located a minimum of 54 inches above the grade and be mounted on the outside of the gate.
- There must be a clear zone of 20 inches between the barrier and the pool/spa/hot tub.
- There must be a latching device no lower than 45 inches above grade for each barrier section. The latching device needs to provide security equal to or greater than that of a hook-and-eye-type latch incorporating a spring actuated retaining lever.
- The bottom of the mesh barrier can be no more than 1 inch above the deck or surface grade.

Some of the design requirements may not be conclusively verified.

- The distance between vertical support poles and the attached mesh shall be designed and fabricated to hinder the child's ability to climb the mesh safety barrier.
- Any decorative details cannot allow a child to use those details to climb mesh safety barrier.
- The mesh safety barrier shall be removable.

- The mesh safety barrier shall continuous and constant protection. When used outdoors or in an unenclosed pool/spa/hot tub, the mesh safety barrier may provide 360 protection or may be attached to another property or perimeter fence to prevent unsupervised access to the pool.

Many of the requirements of ASTM F2286 CANNOT be verified by a non-invasive physical examination of the safety feature.

- There 40% open space requirement in the mesh to allow visibility from the outside to the inside of the mesh fence.
- The posts shall be embedded 3 inches below grade and be spaced no more than 40 inches apart.
- There is a tensile strength test requirement for the mesh material.
- There is a discoloration test for the mesh material.
- There is a specific screw size requirement for attachment of a molding strip to the vertical posts.
- The deck sleeves shall be of a non-conductive material.
- There are specific Vertical Load Test and Impact Tests.
- There are labeling and warning sign requirements for the mesh safety barrier.

This raises the question, "Can any mesh fence be considered fully compliant by means of a non-invasive physical examination?"

### **Safety Feature Three - Health and Safety Code 115922 (a)(1)**

"An approved safety pool cover, as defined in subsection (d) of section 115921."

ASTM F1346-91 is a seven page, two-column document that contains many design and performance requirements.

The requirements include but are not limited to:

- Knowledge of the materials and manufacturing process.
- Knowledge of the installation and the delivery of detailed instructions for installation.
- Extensive labeling requirements for the cover. (These include product labeling, warning labeling, proper signal words, safety alert symbols, word messaging, label color, font size, letter style, life expectancy of the cover, cover protection advice, attachment of the labels, replacement of labeling, instruction/use labeling, packaging labeling and compliance labeling.)
- Proper markings for the safety cover are to include manufacturer's name, date manufactured or installed and instructions to the consumer to inspect the cover for premature wear or deterioration.
- No visible damage to seams, ties or welds that will impair intended performance of the device when subjected to safety cover tests.
- No gaps or openings between the cover and the deck surface or coping wall or both which could allow passage a test object to gain access to the water or be subject to entrapment.
- There are *specific test requirements and test methods* for testing Static Load, Perimeter Deflection, Surface Drainage and Opening Tests.

Most of the requirements of ASTM F1346 **CANNOT** be confirmed by means of a non-invasive physical examination.

### **Safety Feature Four - Health and Safety Code 115922 (a)(1)**

"Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarms may cause either and alarm noise or a verbal warning, such as a repeated notification that 'the door to the pool is open.'"

As indicated earlier, an exit alarm means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building. (Health and Safety Code 115921)

Exit alarms are required on ANY door or window that permits access from the residence to the pool area without an enclosure between the pool and the residence. The exit alarm is required to make an audible sound when the door or window is opened or is left ajar. If a door or window is opened the alarm must sound. The exit alarm may be battery operated or hard wired.

**Safety Feature Five - Health and Safety Code 115922 (a)(1)**

"A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa."

Any door providing direct access to the swimming pool or spa must be self-closing and self-latching. Does this include sliding glass doors? Yes, ANY door. In addition to the door being self-closing and self-latching there must be a release mechanism no lower than 54 inches above the floor. This can be in addition to the standard lock mechanism.

**Safety Feature Six - Health and Safety Code 115922 (a)(1)**

"An alarm, when placed in a swimming pool or spa, will sound upon detection of accidental or an authorized entrance into the water. The alarm shall meet and be independently certified to the ASTM standard F 2208 'Standard Safety Specification for Residential Pool Alarms,' which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or become submerged in water, is not a qualifying drowning prevention safety feature."

The key phrase is the exit alarm "shall meet and be independently certified to ASTM standard F 2208". All exit alarms complying with this standard SHALL be labeled or marked "Meets requirements of ASTM Safety Specification F 2208". The name, model number, date of manufacturer, and contact information is required to be placed permanently on the product as appropriate.

There are four classifications of alarms, Surface, Subsurface, Pool Perimeter and Personal Immersion Alarms.

Most of the requirements of ASTM F2208-08 **CANNOT** be confirmed by means of a non-invasive physical examination.

These include but are not limited to:

- Alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.
- The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view (45 degrees from perpendicular +/- % degrees).
- The alarm must have a minimum rating of 85 dba.
- If the alarm is battery operated there must be a low-battery indicator.
- The alarm must automatically reset.
- Wireless alarms must be FCC Part-15 compliant.
- If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.
- There are various tests and test procedures for each type of alarm. Child tests may include repeated drop tests, vertical drop tests and horizontal drop tests using a child intrusion simulator called "Rescue Timmy" who meets the requirements of the National Center(s) for Disease Control for a one year old child.
- Instructions are required to be shipped with each unit using ANSI Z53 5.6 as a guide. At a minimum the instructions shall address proper installation, any needed adjustments, size and shape limitations of the pool, troubleshooting instructions, contact information for the manufacturer, power or battery requirements, recommended distance from transmitter to receiver and a statement that states: "This device is not intended to replace any other safety consideration; that is, adult supervision, lifeguards, fences, gates, pool covers, locks, and so forth, and some devices may not detect gradual entry."

**Safety Feature Seven - Health and Safety Code 115922 (a)(1)**

"Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the feature set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM or the American Society of Mechanical Engineers (ASME)."

While I cannot confirm, I do not believe a "Baywatch" lifeguard qualifies.

**What do I report?**

The bill requires that we identify which, if any, of the 7 specified safety drowning prevention safety features the pool or spa is so equipped. Further we are required to specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

To identify is to "say what something is." Merriam-Webster lists many synonyms for identify. They include the words: distinguish, pinpoint, locate, examine, inspect, investigate, notice, scrutinize, disclose, discover etc. A prudent home inspector (the standard to which we are held) will identify the pool safety deficiencies (material defects) he or she is able to as specified in the bill. It is obvious many of the provisions of the bill cannot be identified within the confines of our non-invasive physical inspection. As with any other aspect of our home inspection, if we can't inspect it...disclose it.

### Are there exceptions to the bill?

Section 115925 was amended to indicate there are three exceptions to the bill.

1. Public swimming pools.
2. Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).
3. An apartment complex, or any other residential setting other than a single-family home.

## Findings

### 14.1.1 General

#### **POOL/SPA NOT INSPECTED**



The pool/spa and all related equipment was not inspected. This is beyond the scope of a normal home inspection and we recommend having the pool/spa inspected by a qualified licensed pool company prior to the close of escrow.

#### Recommendation

Contact a qualified professional.

### 14.2.1 Fences / Gates / Barriers

#### **FEWER THAN TWO DROWNING PREVENTION SAFETY FEATURES**





Effective January 1, 2018 the California Business and Professions Code Section 7195 require home inspectors to state the following in their reports when there are fewer than Two drowning prevention safety features:

CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920-115929 now recommends a pool be equipped with at least Two of the following seven drowning prevention safety features:

- (1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.
- (2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards (the inspector is not able to determine if the ASTM specifications are met)
- (3) The pool shall be equipped with an approved safety pool cover.
- (4) The residence shall be equipped with exit alarms on those doors and windows providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above.

Recommend installing two or more of the choices above. A qualified person should evaluate and repair or replace as necessary, and as per standard building practices.

Recommendation

Contact a qualified professional.

#### 14.2.2 Fences / Gates / Barriers



Attention Required

### UNABLE TO TEST GATE

Gates were locked at the time of the inspection. Unable to test. Recommend verifying proper safety features are installed on the gates.

Recommendation

Contact a qualified professional.

