

# Check It Out Property Inspections

1730 Rogue Isle Court Carlsbad CA 92008  
Tel: 760/729-9299  
www.checkitoutpropertyinspections.com rzcheckit@sbcglobal.net

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Kelly and Marco Rodriguez**

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### INSPECTION ADDRESS

3119 Avenida Arboles, La Jolla, CA 92037

### INSPECTION DATE

7/28/2011 1:00 pm to 4:00 pm

### REPRESENTED BY:

Sandy Beach  
Willis Allen Real Estate



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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## GENERAL INFORMATION

**Inspection Address:** 3119 Avenida Arboles, La Jolla, CA 92037  
**Inspection Date:** 7/28/2011 Time: 1:00 pm to 4:00 pm

**Weather:** Clear and Dry - Temperature at time of inspection: 70-80 Degrees

**Inspected by:** Richard Zak

**Client Information:** Kelly and Marco Rodriguez  
2119 Via Alicante, #410, La Jolla, CA 92037  
Phone: 858/702-2992  
EMail: RodriguezFam@yahoo.com

**Buyer's Agent:** Sandy Beach  
Willis Allen Real Estate

**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** No  
**Structure Occupied:** No  
**Number of Stories:** Two

**Structure Style:** Condominium

**Structure Orientation:** West

**Estimated Year Built:** 1988  
**Unofficial Sq.Ft.:** 1500

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

### General Property Conditions

#### PLEASE NOTE:

This report is the exclusive property of Check It Out Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

You have contracted with Check It Out Property Inspections to perform a real estate inspection in accordance with the standards of practice established by the California Real Estate Inspection Association [CREIA], attached hereto, and is limited to those items specified herein.

Please acknowledge that the inspector is a generalist, and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect your decisions in the real estate transaction. If this is a real estate purchase, you should obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. This report is of a building inspection and not an environmental evaluation. Our inspection is not intended to detect, identify or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the air, water, soil, or building materials. We are not liable for injury, health risks, or damage caused or contributed to by

**these conditions.**

**This written report will document any material defects discovered in the building's systems and components which, in the opinion of the inspector, are safety hazards, are not functioning properly, or appear to be at the end of their service lives. As client, it is your duty to read the entire written report when it is received and promptly call the inspector with any questions or concerns regarding the inspection or this written report. This written report shall be the final and exclusive findings of the inspector.**

**Photographs - During the physical inspection, the inspector will take digital photographs. The photos may be close-ups of specific components or devices, or wider angle images of a room or area. Not all photographs taken at the time of the inspection are necessarily used in the report, and all defects noted in the report may not be photographed. The photos are utilized in various ways; a visual aid in describing conditions and material defects within the report, as a note-taking tool for the inspector, and/or a record of the conditions of the property at the time of the inspection. Photographs included in the report are not meant as a substitute for written words.**

**It is the client's duty to insure that any material defects, and the related components and/or systems noted in the report, be evaluated or inspected and repaired as needed by appropriately licensed or qualified contractors or specialists, before removing any investigation contingency and prior to the close of any transaction. Licensed and qualified specialists may well identify additional defects, or recommend upgrades, that could affect your evaluation of the property.**

Report File: Condo Sample Report

## SCOPE OF WORK

The real estate inspection performed for our client(s) is a survey and basic operation of the systems and components of a building in accordance with the Standards of Practice established by the California Real Estate Inspection Association [ CREIA ]. The Standards of Practice are included in the contract signed by the client(s) before completion of our inspection service, a copy of which is attached herein. The inspector will meet and usually exceed these minimum standards by surveying the basic operation of systems and components which can be reached, entered, or viewed without difficulty, without moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the real estate inspection is to provide our client(s) with a written report containing information on the general condition of the building(s). Cosmetic and aesthetic conditions are not considered.

This written report will document any material defects discovered in the building's systems and components which, in the opinion of the inspector, are safety hazards, are not functioning properly, or appear to be at the end of their service lives. The observations and opinions expressed within this report are those of Check It Out Property Inspections and supercede any alleged verbal comments. As client, it is your duty to read the entire written report when it is received and promptly call the inspector with any questions or concerns regarding the inspection or this written report. This written report shall be the final and exclusive findings of the inspector.

It is the client's duty to insure that any material defects, and the related components and/or systems noted in the report, be evaluated or inspected and repaired as needed by appropriately licensed or qualified contractors or specialists. Any further evaluations recommended or advised (as denoted below) within the report shall be completed before removing any inspection or investigation contingencies and prior to the close of the real estate transaction. Licensed and qualified specialists may well identify additional defects, or recommend upgrades, that could affect your evaluation of the property.

Narratives within the report are color-coded and separated into four types; "Informational", "Functional Components", "Recommendations", and "Safety Hazard or Needs Service". The categorization of narrative comments should not be the sole determining factor in making decisions for actions, lack of actions, further investigations, and/or repairs.

Narrative Color Legend: \*Informational    ❖Safety Concern or Needs Service  
○Functional    □Recommendation

## Preface

### Site and Other Observations

#### HOA Property

##### *Recommendation*

- This inspection and report are on a Home Owner's Association (HOA) maintained property. Some of the exterior systems and components of the subject property may be the responsibility of the HOA, however that is not determined in our inspection. We will inspect and report on systems and components which are directly attached to the unit if accessible for inspection. Obtain and read the associations' Covenants, Conditions and Restrictions (CC & R's) to determine the responsibilities of the individual home owner. Additionally, you should obtain and read the HOA's Reserve Study to be informed of the association's finances, including past expenditures and future maintenance plans for common area systems and components.

## Grounds

The inspection of exterior grounds includes the visible condition of site grading and drainage, and features directly adjacent to the structures such as driveways, walkways, and patios. Soil levels should be at least 6" below, and hardscape 4" below, the top of a structure's foundation. Exterior surfaces should slope away from structures to avoid foundation and wall damage. A functional rain gutter or roof drain system connected to a sub-surface drainage system should be in place to direct water away from a structure and its components.

Subterranean drainage systems are not fully visible and this inspection does not include testing drains or using devices to see inside them. Silt, vegetation, and roots in drain systems can impede drainage and require repairs.

Built-in features such as site walls, fences and gates, retaining walls, steps, decks, handrails and guardrails, patio covers, and carports are evaluated unless noted. The inspection of landscape components such as trees, shrubs, fountains, ponds, statuary, etc. is not included although factors which may directly impact structures or the safety of inhabitants may be noted. Decorative or low-voltage lighting, and irrigation systems and equipment are excluded from the inspection.

### Grading and Drainage

#### Site Topography

##### *Informational Comment*

- \* The property sits on a flat and level pad.

#### Drainage Mode

##### *Informational Comment*

- \* Drainage is facilitated by a partial rain gutter system, area and sub-surface drains, soil percolation, and hard surfaces.

#### Drain Systems

##### *Recommendation*

- We recommend testing the sub-surface drains to see that they are functional by flushing through to the street or their termination point.

#### Interior-Exterior Elevations

##### *Functional Component or Condition*

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

## Hardscape

### General Comments and Description

#### *Informational Comment*

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

#### **Driveways**

#### *Informational Comment*

- \* The driveway appeared to be the responsibility of the Home Owner's Association and not included in this inspection.

#### **Walkways**

#### *Informational Comment*

- \* The concrete walkways and porch are in acceptable condition.

#### **Patios**

#### *Informational Comment*

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

## Fences Gates and Walls

### Fencing and Gates

#### *Informational Comment*

- \* The fencing is serviceable at this time and would need no immediate maintenance.

## Structure

Structures are dependent on the soil beneath them for support. Soils, particularly clay-based soils, can expand with the influx of water and move structures, fracturing foundations and other hard surfaces. Some soils that might appear to be firm and solid can liquefy and become unstable during seismic activity. Foundations are not uniform, and those built with a permit would likely conform to the standards of the era in which they were built. While excellent at load bearing, wood framed structures are known to settle as conditions change and humidity levels fluctuate. Cracks in the wall finishes of interior and exterior surfaces are common. Cracks which may indicate movement beyond common settling will be noted if clearly visible. Exterior walls should be capable of shedding water much the same as a roof. Exterior wall cladding should include a moisture barrier beneath it, though the presence and condition of any moisture barrier is not normally visible during our inspection. Holes or other openings in exterior walls and any damaged surfaces should be repaired to insure that moisture is directed away from the wall structure. In the absence of any major defects we may not advise you to consult with a foundation contractor, an engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Components

### Wall Structure

#### *Informational Comment*

- \* The walls are conventionally framed with wooden studs.

### Floor Structure

#### *Informational Comment*

- \* The floor structure is a poured concrete slab. The presence of reinforcing steel within the concrete was not verified as it was not visible.

### Ceiling Structure

#### *Informational Comment*

- \* The lower story ceiling framing was not fully visible due to drywall and upper story floor covering, but is assumed to be standard joists. The upper story ceiling structure is a factory built truss system.

### **Structural Observations**

#### *Recommendation*

- Floor squeaks were noted at various areas of the wood framed floor upstairs. This is not uncommon for wood framed structures and generally not structurally threatening, however you may wish to have the condition evaluated and repaired by a qualified contractor.

## **Foundation**

### **Slab Foundation**

#### *Informational Comment*

- \* Many slabs are found to contain cracks when the floor coverings are removed. Cracks most often result from concrete shrinkage, a deficient mixture of concrete, deterioration over time, seismic activity, adverse soil conditions, and/or poor drainage. There is no absolute standard for evaluating cracks. Those that are less than 3/16" wide and without significant vertical or horizontal displacement may not warrant repairs, however, a professional engineer would need to make that determination. Some cracks may need to be sealed as they can allow moisture and wood destroying pests to enter, particularly if the site drainage is deficient and run-off is directed to the slab.

### **Method of Evaluation**

#### *Informational Comment*

- \* Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We evaluated the slab foundation on the exterior by examining the slab's edge that projects above the footing at the base of the house walls where visible. The interior portion of the slab, also known as the slab floor is covered and was not visible. Aside from any obvious and accessible defects in the covered flooring, the condition of the interior slab is beyond the scope of our inspection.

### **Slab Foundation Observations**

#### *Informational Comment*

- \* The slab foundation has no discernable or visible abnormalities such as offsets, cracks, or abnormally uneven surfaces. The presence of seismic anchor bolts could not be verified due to wall sheathing and siding.

## **Wall Cladding and Trim**

### **Identification of Wall Finish**

#### *Informational Comment*

- \* The house walls are finished with stucco.

### **Wall Finish Observations**

#### *Informational Comment*

- \* The house wall finish is in acceptable condition.

### **Trim and Fascia**

#### *Informational Comment*

- \* The fascia board and trim on the residence are in acceptable condition.

#### *Needs Service or Safety Item*

- ❖ There is moisture damage and deterioration to the wood trim at the garage eaves, front and rear. Repairs are needed. A qualified licensed contractor should evaluate the wood and trim features and replace any damaged wood. Refer also to the qualified termite inspector's report for specific action needed.



Damage to fascia board at garage Repairs needed - *Continued*



## Doors and Windows

### Window Types

#### Informational Comment

- \* The windows are single-paned, aluminum framed types.

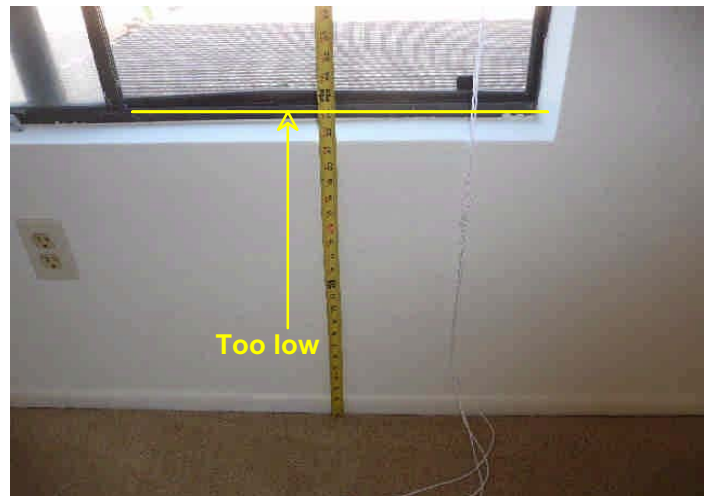
### Window Observations

#### Informational Comment

- \* The windows were serviceable for the most part at the time of the inspection.
- \* Refer to comments below and within the report for specific defects and/or recommendations.

#### Needs Service or Safety Item

- ❖ Two of the upper story openable windows open wider than 4" and have sill heights of less than 24" from the finished floor and an unsupervised child may fall through and out. The window openings may have conformed to past building standards, however safety requirements have changed; windows near the floor at above grade rooms are now restricted from opening more than 4". The windows' sill heights and openable space will be a safety hazard to small children. Consult a qualified licensed contractor for a solution to keep children safe while providing the necessary clear opening of the windows for emergency egress or escape.





- ❖ The window next to the exterior door at living room /entry did not appear to be safety glazed. This is considered a potentially hazardous location. Windows within 24" of the strike/closing side of a door are to be tempered glass for safety. Verification of tempered glass at this location, or subsequent replacement as necessary, is advised. Consult a licensed glazing contractor for further evaluation.



#### *Recommendation*

- ❑ The single-paned windows appear to be the same age as the residence. Upgrading to dual-glazed windows is recommended for improved thermal performance, noise reduction, and UV protection.

#### **Sliding Glass Doors**

##### *Informational Comment*

- \* The sliding glass doors are aluminum framed, single-paned types.

#### **Sliding Glass Door Observations**

##### *Functional Component or Condition*

- The sliding glass doors appeared to be in serviceable condition at the time of the inspection. The glazing was marked as tempered safety glass as required for these locations.

#### **Exterior Doors**

##### *Informational Comment*

- \* The exterior door is a wood framed type.

#### **Exterior Door Observations**

##### *Functional Component or Condition*

- The exterior door is serviceable.

#### **Screens**

##### *Recommendation*

- ❑ Some of the window screens are missing, and you may wish to have them replaced.

## **Attached Features**

#### **Balconies - Decks**

##### *Informational Comment*

- \* The balcony appeared to be in serviceable condition at the time of the inspection. The plank decking appeared to be serviceable.

#### **Guardrails - Railings**

##### *Informational Comment*

- \* The balcony's guardrail is secure, and balusters spacing appeared to be compliant with modern safety standards.

## Exterior Electrical

### Outlets

#### *Needs Service or Safety Item*

- ❖ The exterior outlet at rear patio does not have GFCI (ground-fault circuit interrupter) protection and we recommend replacing it with a GFCI type receptacle. All wet location outlets and wiring should be upgraded to include this modern safety feature.

### Lights

#### *Functional Component or Condition*

- The exterior lights outside the doors of the residence are functional.
- The exterior light at the rear patio is correctly 3-way wired (for switch activation from both exterior doors with switches in any position) to provide safe nighttime access for the areas needing illumination outside of egress doors.

#### *Needs Service or Safety Item*

- ❖ The light at front door is missing its globe.

## Roof

There are many different roof types and most roofs eventually leak. Every roof will wear differently relative to its age, the number of layers, quality of material and installation, exposure to direct sunlight and weather conditions, and the regularity of its maintenance. Roof covering is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. The material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. A roof's condition can be evaluated, but it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Water stains on ceilings, or on the framing within attics, may be old and will not necessarily confirm an active leak. Only the installers of the roof can credibly guarantee that a roof will not leak. We will not predict a roof's remaining life expectancy, or guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and its history, and any known defects should be disclosed by the sellers. A comprehensive insurance policy for the roof should be maintained, and obtaining a roof certification from an established local roofing company is also recommended.

We evaluate roofs by walking on the roof surfaces if they are readily and safely accessible from a single story level staging area, and there is no risk of damage to the roofing material. If we are unable or unwilling to do this for any reason, we will indicate the method of evaluation.

## Gravel Roof

### General Comments and Description

#### *Informational Comment*

- \* The roof is a built-up gravel finished roof.

#### *Recommendation*

- The roof and its components are likely the responsibility of a homeowners association or property management organization. Request the Covenants, Conditions and Restrictions (CC&Rs) from the HOA to confirm this. Additionally, you should ask for history of roof repairs and maintenance and future roof maintenance plans.

### Method of Evaluation

#### *Informational Comment*

- \* We evaluated the garage roof and its components by walking on its surface.
- \* We were unable to access the residence's second-story roof due to its height. The roof was evaluated by viewing from the ground and by viewing from the underside within the attic where visible.

### Roofing Material

#### *Informational Comment*

- \* The gravel-covered roofs appeared to be in acceptable condition, however this is not a guarantee against leaks.

### Skylights

#### *Informational Comment*

- \* The skylight is serviceable.

## Plumbing

Plumbing systems have various components. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, pressure regulators, pressure relief valves, and water-heating devices. (Note; Shut off valves not intended for daily use are not tested or turned) The water pressure within pipes is commonly confused with water volume; Whereas high water volume is good, high water pressure is not. Whenever the utility-provided water pressure exceeds 80 pounds per square inch, a regulator is recommended. Regulators typically come factory preset between 45 and 65 psi. Regardless of the pressure, leaks will occur in any system. Waste and drainpipe pipes materials range from modern ABS [acrylonitrile butadiene styrene] pipes to older ones made of cast-iron, galvanized steel, or clay. The condition of drain pipes is usually related to their age. As significant portions of drainpipes are concealed, we can only infer their condition by observing the functional drainage at drains. Blockages can occur in the life of any system. We recommend having drain pipes video-scanned to verify their condition and also confirm that the system is connected to the public sewer system. All private waste systems (septic systems) are not included in our inspection and must be evaluated by specialists.

### Water Supply Pipes

#### Hose Bibs

##### *Functional Component or Condition*

- The hose bibs/ faucets at front of house and rear patio are functional. One included an anti-siphon valve.  
*Needs Service or Safety Item*
- ❖ The hose bib or faucet at the rear side of garage leaks at the handle when operated and should be repaired.

##### *Recommendation*

- The hose bibs at rear did not include an anti-siphon valve (also known as a vacuum breaker) for backflow prevention. These valves are relatively inexpensive and are required by current standards. It is recommended to add an anti-siphon valve to all hose bibs to eliminate the risk of hazardous contamination of potable water supply through a siphoning event.

#### Water Main Location

##### *Informational Comment*

- \* The main water shut-off valve is located at the rear/east side of the garage. The piping material at the valve is copper, size is 1".

#### Pressure Regulator

##### *Informational Comment*

- \* The water pressure at the time of the inspection was 65 psi. The acceptable range is 40 - 80 psi.

##### *Recommendation*

- The presence of a water pressure regulator was not confirmed. If the pressure inside the residence exceeds 80 psi it will stress components of the system. The water pressure may be regulated by the home owner's association, but we have no knowledge of this and recommend checking with the sellers or HOA for further information.

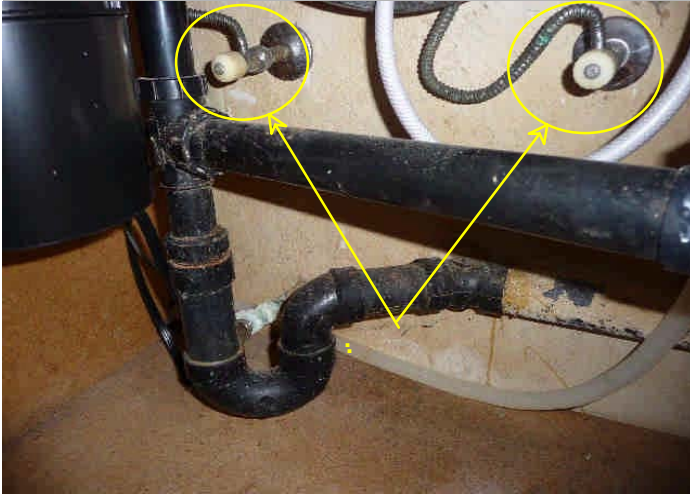
#### Copper Water Pipes

##### *Informational Comment*

- \* The potable water pipes are copper where visible.

**Recommendation**

- ❑ Corrosion was noted at the water supply shut-off valves at refrigerator water supply, at toilets and under sinks. While no active leaking was noted at the time of the inspection, corrosion is the precursor to a leaking or inoperable valve. Replacement of any corroded supply valves is recommended as a preventative measure.



**Drain - Waste Pipes**

**General Comments and Description**

*Informational Comment*

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

**Type of Material**

*Informational Comment*

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

**Drain Pipes Waste Pipes and Vent Pipes**

*Functional Component or Condition*

- Based on industry recommended functional drainage tests, the drain-waste pipes are functional at this time. Refer to individual sections within the report for any comments on localized leaking or stoppages.

*Informational Comment*

- \* A drain waste clean-out, apparently for the sewer main, was noted at the rear driveway and various other clean-outs were noted at sides of the house. We do not use device to view inside the pipes and the function of clean-outs is not verified.

**Gas Components**

**Gas Main Shut-Off Location**

*Informational Comment*

- \* The gas main shut-off is located at the rear side of the garage. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process.

**Gas Main Observations**

*Informational Comment*

- \* The gas lines were corrosion-proofed at grade level at the meter.

### **Gas Supply Pipes**

#### *Informational Comment*

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

## **Water Heaters - Gas**

### **General Gas Water Heater Comments**

#### *Informational Comment*

- \* Water heaters can be expected to last at least as long as their warranty periods, usually from five to eight years, but they will generally last longer. Water heaters eventually leak so it is wise to have them installed over a drain pan plumbed to the exterior. Manufacturers recommend flushing them annually to remove minerals (including calcium chloride, the bi-product of many water softening systems). Set water temperature at a minimum of 110 degrees Fahrenheit to kill microbes, and a maximum of 140 degrees to prevent scalding. For safety, water heaters are to be seismically secured, and equipped with a temperature/pressure relief valve and discharge pipe plumbed to the exterior.

#### *Recommendation*

- The water heater appears to have been replaced or not original. Request documentation from the seller that should include the necessary permit. Confirm that the water heater and related components were installed by a licensed plumber or HVAC contractor and to current standards, and could include a transferable warranty or guarantee.
- The manufacturer's installation instructions/owner's operation manual was not present at the appliance as required. Request the installation instructions/owner's operation manual from the seller or obtain the documents from the manufacturer.

### **Capacity and Location**

#### *Informational Comment*

- \* Hot water is provide by a 40 gallon water heater located in the garage.

### **Combustion Chamber**

#### *Informational Comment*

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

### **Water Shut-Off Valve and Connectors**

#### *Functional Component or Condition*

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

### **Gas Shut-Off Valve and Connector**

#### *Functional Component or Condition*

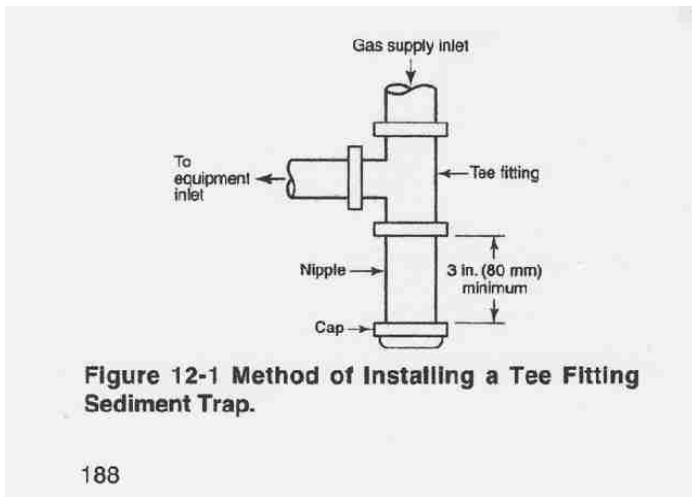
- The gas control valve and its connector at the water heater appeared functional.

#### *Recommendation*

- The gas control valve and its connector at the water heater appeared functional, however the gas piping upstream of the shut-off valve on the water heater did not include a drip leg/sediment trap. A sediment trap is normally required by the water heater manufacture, however the installation guidelines were not available and this could not be confirmed. The absence of the sediment trap may nullify a manufacturer's warranty. Refer to the water heater manufacturer's installation instructions to verify the requirement for a sediment trap, and have the feature installed by a licensed plumbing contractor if to provide safe operation and warranty coverage.



No drip leg-sediment trap - *Continued*



**Vent Pipe and Cap**

*Functional Component or Condition*

- The vent pipe and cap appeared to be serviceable where visible.

**Relief Valve and Discharge Pipe**

*Functional Component or Condition*

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

**Drip Pan and Overflow Pipe**

*Recommendation*

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

**Seismic Straps**

*Functional Component or Condition*

- The water heater is seismically secured.

**Combustion Vent Ports**

*Functional Component or Condition*

- The water heater has appropriate combustion-air vents.

## Electrical

A representative number of switches and outlets are tested. We do not perform load-calculations to determine if the supply meets the demand. In the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible. Electrical defects discovered may involve unseen components and would require the evaluation of the entire system by an electrician. Any recommendations made for service or upgrades should be completed before the removal of inspection contingencies and the close of escrow. A licensed electrician could reveal additional deficiencies or recommend upgrades. Outlets near wet locations should have ground fault (referred to as GFCI or ground fault circuit interrupter) protection. This is a relatively inexpensive but essential safety feature and, generally speaking, have been required in many locations for more than thirty years.

## Main Panel

### General Comments

#### Informational Comment

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

### Service Entrance

#### Informational Comment

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

### Size and Location

#### Informational Comment

- \* The residence is served by a 100 amp, 240 volt panel, located at the rear of the residence.

### Panel Cover Observations

#### Functional Component or Condition

- The outer panel cover, and the inner or deadfront cover, are both in serviceable condition.

### Main Panel Observations

#### Informational Comment

- \* The panel and its components were serviceable where visible.

### Wiring Observations

#### Informational Comment

- \* The branch circuit wiring is solid strand copper and braided aluminum.

### Circuit Breakers

#### Informational Comment

- \* There are no visible deficiencies with the circuit breakers.

### Grounding

#### Informational Comment

- \* The panel is grounded to a water pipe where visible. The panel grounding may be in compliance with modern building standards and double-grounded. Typical grounding would be to both a foundation steel ground ("Ufer" ground) and copper water pipe ground. The actual UFER connection and the conductivity of the grounding conductors was not tested.

## Sub Panels

### General Comments

#### Informational Comment

- \* Sub-panels should not be located where they might be concealed or access otherwise be subject to impeded emergency disconnect. Electrical sub-panels are required to be unobstructed and easily accessible, and the individual circuits should be clearly labeled.

### Location

#### Informational Comment

- \* The sub-panel is located in the hallway.

### Panel Cover Observations

#### Functional Component or Condition

- The sub-panel's cover is in acceptable condition.

### Sub Panel Observations

#### Functional Component or Condition

- The electrical sub panel has no visible deficiencies.

### Circuit Breakers

#### Informational Comment

- \* The circuit breakers have no visible deficiencies.



## Grounding

### *Informational Comment*

- \* The sub-panel ground is correct.

# Heat

Every dwelling unit shall include permanently-installed heating facilities capable of maintaining a minimum room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor and 2 feet from exterior walls, in all habitable rooms. The installation of portable space heaters does not provide for this requirement. In accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the removal of inspection contingencies and the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee.

## Forced Air Furnaces

### Limits of Inspection

#### *Informational Comment*

- \* Heat exchangers and other components within furnaces require dismantling by a specialist for viewing and inspecting. The evaluation of heat exchangers is not included in our inspection service. Also excluded is testing or evaluating for carbon monoxide. It is recommended to install carbon monoxide detectors as per manufacturer's instructions.

### Size and Location

#### *Informational Comment*

- \* Central heat is provided by an induced draft 50,000 BTU forced air furnace that is located in the interior closet.

### Standard Observations

#### *Recommendation*

- The furnace is beyond its design life (normally 20 years). Have the burner chamber, blower, return air and distribution air compartments and ducts cleaned, and have the heat exchanger dismantled and checked for metal fatigue or cracks. This service should be performed by a qualified HVAC contractor, and scheduled within the inspection period, as a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems. It would also be wise to keep a home protection policy current. The furnace should be serviced bi-annually and have its filter changed every two to three months.

### Furnace

#### *Informational Comment*

- \* The furnace responded to normal controls and was operational during our limited evaluation.
- ❖ *Needs Service or Safety Item*  
The base of the gas furnace, at the junction of metal cabinet to wood return air platform or compartment, is not adequately sealed. Spaces or gaps could allow the bi-products of combustion to contaminate the circulating air. A qualified HVAC contractor should correct this potentially hazardous condition.

**Base of gas furnace must be sealed Functional furnace - Continued**



**Circulating Fan**

*Recommendation*

- ❑ The blades on the circulating fan are dirty, which is indicative of the need for maintenance. The fan should be cleaned and the filter changed as part of a scheduled maintenance service.

**Gas Valve and Connector**

*Recommendation*

- ❑ The gas feed line that passes through the furnace sidewall is flexible and susceptible to damage through vibration. Modern standards require the gas piping through the metal furnace housing to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. The gas supply to the furnace should be repaired to meet safety standards.

**Combustion-Air Vents**

*Informational Comment*

- \* The combustion-air vents appear to be adequate to support complete combustion.

**Return-Air Compartment and Filter**

*Functional Component or Condition*

- The return-air compartment is in acceptable condition.

**Ducting Type(s)**

*Informational Comment*

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

**Ducting Observations**

*Needs Service or Safety Item*

- ❖ The flexible ducts are an early generation type that have been found to be susceptible to damage from exposure to high temperatures and ultra-violet light which directly or indirectly shines on the ducting through attic vents or other openings. The outer sleeves have deteriorated from portions of the ducts in the attic and the damaged sections should be replaced. We recommend that all of the ducting be considered for replacement.

U V damaged Should be replaced - *Continued*



### Thermostats

*Functional Component or Condition*

- The thermostat is functional.

## Interior

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

### Floors Walls Ceiling

#### Floor Covering Types

*Informational Comment*

- \* The floor covering is carpet, tile and vinyl.

#### Floor Covering Observations

*Informational Comment*

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

#### Wall and Ceiling Covering Types

*Informational Comment*

- \* The interior walls and ceilings are finished with drywall.

#### Wall and Ceiling Observations

*Informational Comment*

- \* The interior walls and ceilings appeared to be in serviceable condition overall. Refer to comments below or individual sections of the report for location-specific comments.

*Recommendation*

- The walls and ceilings have been recently painted. Evidence of any past stains, damage or repairs may be hidden by new paint. Request information from the sellers regarding the history of any material defects at ceilings and walls.

## Interior Components

### Outlets

*Needs Service or Safety Item*

- ❖ Damaged and loose outlets were noted at living room and some bedrooms. We advise replacing any damaged outlets and securing any loose ones for safety.

## Living Room

### Lights

*Functional Component or Condition*

- The switched light source (outlet) was functional.

## Dining Room

### Lights

*Functional Component or Condition*

- The light is functional.

## Family Room

### Lights

*Functional Component or Condition*

- The switched light source (outlet) is functional.

# Kitchen

We test kitchen appliances for their functionality, but do not evaluate them for their performance or settings or cycles. Appliances older than ten years may well exhibit decreased efficiency. We do not inspect free-standing appliances, like portable microwave ovens and refrigerators. Built-in refrigerators and trash-compactors are not included in our inspection. Instant hot-water dispensers, water-purifiers, grills or rotisseries, timers, clocks, thermostats, and the self-cleaning capability of ovens are not evaluated. Concealed or countertop lighting is often installed after the initial construction, and cannot always be verified as wired to national electrical standards.

## Kitchen

### Dishwasher

*Functional Component or Condition*

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

### Sink & Faucet

*Functional Component or Condition*

- The sink and faucet are functional.

*Needs Service or Safety Item*

- ❖ The seam between the sink and the counter top needs to be caulked or sealed to forestall moisture intrusion. Water drips through to cabinet below.

**Sink-to-counter needs to be re-sealed - Continued**



**Valves and Connectors**

*Recommendation*

- Corrosion was noted at the supply valves under the sink. While no active leaking was noted at the time of the inspection, corrosion is the precursor to a leaking or inoperable valve, and the valves may not function as intended when needed. Replacement of the supply valves is recommended.

**Trap and Drain**

*Functional Component or Condition*

- The trap and drain are functional.

**Garbage Disposal**

*Functional Component or Condition*

- The garbage disposal is functional.

**Countertop**

*Needs Service or Safety Item*

- ❖ Chipped tiles, cracked tiles, and worn grout were noted at the countertop. Repairs are advised.

**Cabinets**

*Functional Component or Condition*

- The cabinets are serviceable and do not have any significant damage.

**Built-in Microwave**

*Informational Comment*

- \* (No microwave)

**Exhaust Fan or Downdraft**

*Functional Component or Condition*

- The exhaust fan, a type that recirculates or vents internally, is functional.

*Informational Comment*

- \* The exhaust fan makes an unusual noise and may be at or near the end of its useful life.

**Outlets**

*Needs Service or Safety Item*

- ❖ The outlets at the sink counter and counters adjacent to the sink should be upgraded to include ground fault circuit interrupter (GFCI) protection. GFCI protection at kitchen counters may not have been a requirement at the time this home was constructed, however it is mandated by current standards and is an important safety feature. We advise upgrading for safety.

**Gas Range**

*Needs Service or Safety Item*



- ❖ An anti-tip bracket is needed for safety. Anti-tip brackets are to prevent a range/oven from being tipped if a child were to climb or pull on it.
- ❖ The left and right rear burners on the gas range did not light. The burners, igniters and/or valves should be cleaned and serviced as needed.
- ❖ The gas supply pipe and/or valve prevents the proper placement of the appliance: Range too far from wall, blocks dishwasher door. The gas supply should be corrected by a qualified plumber.



#### Lights

##### *Functional Component or Condition*

- The lights are functional.

## Hallways

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

### Primary Hallway

#### Smoke Alarms

##### *Informational Comment*

- \* There are battery-powered smoke alarms at the bedroom hallway and bedroom locations. Note; we do not test smoke alarms or push the test buttons.

##### *Needs Service or Safety Item*

- ❖ Hard-wired smoke alarms have been required for many years in the bedroom hallway location, and in recent years at bedroom and other floor level locations. The smoke alarm at the bedroom hallway is battery powered only and should be replaced with a hardwired smoke alarm for safety.

**Hard-wired smoke alarm required - Continued**



**Carbon Monoxide Alarms**

*Informational Comment*

- ★ The California Carbon Monoxide Poisoning Prevention Act of 2010 is now in effect. According to the law the owner of a dwelling unit intended for human occupancy must install a carbon monoxide device in each existing dwelling unit having a fossil fuel burning heater, appliance, fireplace, or an attached garage. The required carbon monoxide devices must be installed presently in existing single-family dwellings and between now and January 1, 2013 for multi-dwelling units. In the context of the law, the term dwelling unit includes all of the following: single-family dwelling, duplex, lodging house, apartment, condominium, hotel, motel, boarding house, dormitory, stock cooperative, time-share project, or any dwelling unit within a multi-family dwelling unit building. Fossil fuel includes coal, wood, natural gas, LP-gas (Liquid Petroleum or Propane), fuel oil, and kerosene. The carbon monoxide device must be approved and listed by the Office of the State Fire Marshal.  
For more information about carbon monoxide poisoning and prevention, please visit the following web sites: The US Environmental Protection Agency has a wealth of information about carbon monoxide available at: <http://www.epa.gov>. Learn more about carbon monoxide poisoning from the Center for Disease Control and Prevention at: <http://www.cdc.gov/co/faqs.htm>. The Consumer Product Safety Commission has a comprehensive list of questions and answers at: <http://www.cpsc.gov/cpsc/pub/pubs/466.html>.

*Needs Service or Safety Item*

- ❖ Carbon monoxide detectors are not present as required outside of the dwelling sleeping area (bedroom hallway) and every level. The inspector recommends that sleeping rooms also include carbon monoxide/smoke alarms. Install separate or combination carbon monoxide/smoke alarms in the primary bedroom hallways and one downstairs also. Consider installing carbon monoxide detectors within the bedrooms also for enhanced safety.

**Lights**

*Functional Component or Condition*

- The hallway lights are functional and correctly wired for switch activation from either end of the hallway where applicable.



## Secondary Hallway

### Smoke Alarms

#### Informational Comment

- ★ There is a smoke alarm downstairs. The test button was not pushed and the device was not otherwise verified as functional.

### Lights

#### Functional Component or Condition

- The light is functional.

## Stairs

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

## Main Stairs

### Floor Treads & Risers

#### Functional Component or Condition

- The stair treads and risers have no significant defects.

### Handrails & Guardrails

#### Needs Service or Safety Item

- ❖ The stair hand rails/guard rails, while possibly compliant with building standards in the era of their installation, do not meet today's safety standards; the handrail is too low and not properly graspable, and handrail and guardrail include balusters or openings which are too wide. It is advised to upgrade the hand rail/guard rail for safety.  
Stair handrail height should be between 34" and 38" above the toe of the steps. Standards for grip dimensions require a handrail on steps to have a circular cross section of no more than 2" and perimeter dimension of not more than 6.25" so that a person can grab it in the event they need to steady or catch themselves while ascending/descending the stairs. The balusters or pickets in the stair and/or landing railings/guard rail are wider than the current standard of 4" apart, and a small child may pass through and fall or become stuck. Upgrading for safety is advised.



### Lights

#### Functional Component or Condition

- The stairway light is functional and operable from both the top and bottom of the stairs.

## Bedrooms

In accordance with the standards of practice our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets. We test a representative number of windows and doors, and switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress. Window treatments are not inspected. We do not move furniture, lift carpets or rugs, empty closets or cabinets. Common cosmetic deficiencies may not be noted in the report.

### Bedrooms

#### Bedrooms and Locations

##### *Informational Comment*

- ★ Three bedrooms were present, located upstairs.

#### Lights

##### *Functional Component or Condition*

- The bedrooms included switched outlets and/or lights for nighttime entry light sources.

#### Windows

##### *Informational Comment*

- ★ The bedroom windows appeared to be appropriately sized and located for light and ventilation and emergency egress. See also "Windows and Doors".

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments. We do not leak-test shower pans unless a moisture stain indicates a leak test necessary. The possibility of moisture damage from errant leaking during the course of a normal inspection exists, though the inspector takes every precaution to protect property.

### Powder Room

#### Description and Location

##### *Informational Comment*

- ★ The powder room is a half bathroom located off of the kitchen.

#### Sinks and Faucets

##### *Functional Component or Condition*

- The sink and faucet is serviceable at this time.

#### Water Supply and Drain - Sinks

##### *Functional Component or Condition*

- The sink's valves and connectors were observed for functional flow and found to be serviceable at the time of the inspection.

##### *Needs Service or Safety Item*

- ❖ There is a leak at the drain below the sink, which should be repaired by a qualified plumbing contractor.

#### Sink Countertop and Cabinets

##### *Functional Component or Condition*

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

##### *Recommendation*

- The separation between the sink and countertop should be sealed to prevent moisture intrusion to the cabinet below.

#### Toilet & Bidet

##### *Functional Component or Condition*

- The toilet is functional.

### Exhaust Fan

#### *Functional Component or Condition*

- The exhaust fan is functional.

### Outlets

#### *Needs Service or Safety Item*

- ❖ The sink outlet's GFCI (ground-fault circuit interrupter) device did not trip. See "Master Bathroom".

### Lights

#### *Functional Component or Condition*

- The bathroom light is functional.

### Floor and Walls

#### *Recommendation*

- The bathroom floor was carpet covered which is not advised for various reasons. Carpeting can harbor moisture, bacteria and mold, and makes the viewing of moisture and leaks difficult. We advise installing a hard surface type flooring such as tile or vinyl.

## Master Bathroom

### Description and Location

#### *Informational Comment*

- ★ The master bathroom is a three-quarter.

### Sinks and Faucets

#### *Functional Component or Condition*

- The right (plaster) sink and faucet is serviceable at this time.

#### *Recommendation*

- The left/east sink is corroded at its drain, overflow and/or underside. The life expectancy of this type of metal sink is relatively short as the edges of the metal at drain openings and overflow drain channel become corroded more rapidly than other surfaces. No leaking was visible at the time of the inspection, however you may wish to replace it or monitor for leaks in the future.



### Water Supply and Drain - Sinks

#### *Functional Component or Condition*

- The sinks' traps and drains were observed for functional drainage and found to be serviceable at the time of the inspection.

#### *Informational Comment*

- ★ Corrosion was noted at the supply valves under the sink (see "Plumbing").

### Sink Countertop and Cabinets

#### Functional Component or Condition

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

#### Recommendation

- The floor of the sink cabinet is moisture stained and/or damaged, apparently from past leaks. There was no visible leaking at the time of our inspection.

### Stall Shower

#### Functional Component or Condition

- The stall shower is functional.

#### Needs Service or Safety Item

- ❖ The shower enclosure doors' bottom guide is displaced and repair is needed.

### Toilet & Bidet

#### Needs Service or Safety Item

- ❖ The toilet does not flush adequately and should be evaluated and repaired by a licensed plumber. The draw at drain during flush was insufficient for the toilet to perform as intended.

### Windows

#### Informational Comment

- \* A window is present as a ventilation source.

### Outlets

#### Needs Service or Safety Item

- ❖ The sink outlet's GFCI (ground-fault circuit interrupter) device did not trip on our test and may be incorrectly wired or defective. The GFCI device should be replaced.

#### Recommendation

- The GFCI outlet, or Ground Fault Circuit Interrupter device, is old. GFCI devices are subject to wear from weather and age, these older ones may not reset properly. The latest generation of GFCI receptacles have proven to be more reliable. We advise replacing all of the GFCI outlets with new ones at this time for dependable safe operation.



### Lights

#### Functional Component or Condition

- The bathroom toilet room and vanity lights are functional.

## Upstairs Bathroom

### Description and Location

#### Informational Comment

- \* The upstairs bathroom is a full bathroom.

### Sinks and Faucets

#### Functional Component or Condition

- The sink and faucet is serviceable at this time.

### Water Supply and Drain - Sinks

#### Functional Component or Condition

- The sink's valves and connectors were observed for functional flow and found to be serviceable at the time of the inspection.

#### Needs Service or Safety Item

- ❖ The sink drain is slow or partially blocked and should be serviced.

### Sink Countertop and Cabinets

#### Functional Component or Condition

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

### Tub-Shower

#### Functional Component or Condition

- The tub/shower is functional.

### Toilet & Bidet

#### Functional Component or Condition

- The toilet is functional.

### Exhaust Fan

#### Functional Component or Condition

- The exhaust fan is functional.

### Outlets

#### Needs Service or Safety Item

- ❖ The sink outlet's GFCI (ground-fault circuit interrupter) device did not trip. See "Master Bathroom".

### Lights

#### Functional Component or Condition

- The bathroom light is functional.

## Attics

### Primary Attic

#### Access Location & General Condition

#### Informational Comment

- \* The attic can be accessed through a hatch in the master bedroom closet.

### Method of Evaluation

#### Informational Comment

- \* We evaluated the attic by entering through the access.

### Identification of Roof Structure

#### Informational Comment

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

## Framing

### *Functional Component or Condition*

- The factory built truss framing appeared to be serviceable where visible.

### *Informational Comment*

- \* There are obvious moisture stains on the wood framing. Stains are permanent after occurrence and would not necessarily confirm a roof leak.

## Insulation Type

### *Informational Comment*

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

## Insulation Observations

### *Recommendation*

- The attic insulation is approximately 4" where visible. We recommend adding more insulation for increased thermal comfort and end energy efficiency of the home.

## Ventilation

### *Informational Comment*

- \* The attic ventilation appears to be adequate.

# Laundry

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

## Laundry Area

### Laundry Location

#### *Informational Comment*

- \* The laundry is located in the garage.

### Valves and Connectors

#### *Recommendation*

- The valves are capped and may leak. Laundry water supply valves become corroded with age and the seals dry out. They may leak when turned. Valves not intended for daily use are not turned or tested as part of our inspection. We recommend that they be replaced.

### Trap and Drain

#### *Informational Comment*

- \* A laundry drain was present but was not flow tested. The presence of a proper trap was not confirmed as the plumbing was not visible.

### Gas Valve & Connector

#### *Functional Component or Condition*

- A gas valve was present and appeared functional.

### 240 Volt Receptacle

#### *Informational Comment*

- \* The 240 volt outlet was serviceable. Note; The outlet is a three-poled type as was commonly used until recently. Modern electric clothes dryers include a separate (fourth) pole on their appliance cords for the grounded conductor or neutral wire, while older appliances were three-poled. Check to insure your machine is appropriate for the power supply and consult a qualified electrician to upgrade if necessary.

### Dryer Exhaust

#### *Functional Component or Condition*

- The dryer exhausts correctly.

## Garages

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

### Double-Car Garage

#### Floor and Stem Walls

##### *Informational Comment*

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

#### Walls and Ceiling

##### *Informational Comment*

- \* The visible portions of the wood framed garage ceiling/roof and walls appear serviceable.
- \* The walls are partially sheathed with drywall.

#### Ventilation Ports

##### *Needs Service or Safety Item*

- ❖ One of the screens on the ventilation ports is damaged which could allow rodent or pests to access. The screen should be repaired.

#### Garage Side Door

##### *Functional Component or Condition*

- The side door is in serviceable condition.

#### Vehicle Door and Hardware

##### *Functional Component or Condition*

- The sectional garage vehicle door and its hardware are functional.

#### Automatic Opener and Reverse

##### *Functional Component or Condition*

- The garage door opener is functional. The door reversed with sensors, and when resistance was applied.
- ##### *Needs Service or Safety Item*
- ❖ The infra red auto-reversing sensor mechanisms are functional but located higher than the recommended 6" above grade. The sensors should be lowered for safety.



Sensors higher than 6 inches above grade - *Continued*



**Outlets**

*Needs Service or Safety Item*

- ❖ The added garage outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



*Recommendation*

- ❑ One of the outlets includes (GFCI) ground-fault circuit interrupter protection. The GFCI (Ground Fault Circuit Interrupter) outlets are older. GFCI devices are subject to wear from weather and age, and the latest generation of GFCI receptacles have proven to be more reliable. These older ones may not reset properly. We advise replacing all of the GFCI outlets with new ones at this time for dependable safe operation.
- ❑ One of the outlets includes (GFCI) ground-fault circuit interrupter protection. The GFCI (Ground Fault Circuit Interrupter) outlets are older. GFCI devices are subject to wear from weather and age, and the latest generation of GFCI receptacles have proven to be more reliable. These older ones may not reset properly. We advise replacing all of the GFCI outlets with new ones at this time for dependable safe operation.

Inspection Address: 3119 Avenida Arboles, La Jolla, CA 92037  
Inspection Date/Time: 7/28/2011 1:00 pm to 4:00 pm

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## **Lights**

### *Needs Service or Safety Item*

- ❖ Shop lights have been added that do not appear to be a professional installation; electrical supplies to shop lights are ungrounded. A licensed electrician should evaluate the garage electrical components and repair as needed.

## CERTIFICATIONS AND AFFILIATIONS

Richard Zak, CCI

Certified CREIA (California Real Estate Inspection Association) Inspector

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

## REPORT CONCLUSION

3119 Avenida Arboles, La Jolla, CA 92037

Thank you for hiring us to evaluate your property, whether a home purchase, investment property, or for pre-sale purposes. In addition to any safety recommendations made in the report we ask you to follow these general safety recommendations: install smoke and carbon monoxide detectors in locations stipulated by the device manufacturer; identify all emergency escape routes and rehearse an emergency evacuation of the home; test GFCI (ground-fault circuit interrupter) outlets at least once per year; regulate the temperature of water heaters to prevent scalding; insure that substances containing caustic or poisonous compounds such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; check garage door safety devices regularly, particularly if they are the heavy wooden type; and install child-safe barriers and alarms on the exterior doors of all pool and spa properties.

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

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

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