

# Pro-Tech Property Inspection Inc.

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## SUMMARY REPORT

**Client:** Dora Osuna  
**Inspection Address:** 15660 Citron Ave., Fontana, CA  
**Inspection Date:** 11/5/2010 Start: 9:00 am End: 11:30 am  
**Inspected by:** Ryan Penn

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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### *Components and Conditions Needing Service*

## Exterior

### Exterior Components

#### Walkways

- There is an offset or damage to the concrete area at the right front side of the house from the tree that is in place which may need to be removed in order to prevent further damage and to make repairs to the concrete.

#### Fences & Gates

- The gate at the left side needs maintenance-type service, to open and close or latch easily. The anchors to the house wall are loose and need to be secured.

#### Fascia & Trim

- There is damage to the wood trim, fascia boards, or eaves at various locations that should be evaluated by a termite inspector.

#### Sliding Glass Doors

- The sliding glass door is tempered and is working but the locking mechanism is missing or damaged and needs to be replaced.

#### Screens

- A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

#### Patio Covers or Gazebos

- There is damage and moisture stains to the underside of the patio cover that should be evaluated by the termite inspector. The roof of the cover has damage as well and there is evidence that moisture is causing damage to the sheathing below. The roof should be replaced at this time and the connection from the house tile roof to the patio cover needs to be properly installed and sealed.

## Roof

### Concrete Tile Roof

#### Roofing Material

- The roof needs to be serviced for the following reasons: There are several tiles that have come out of place in various locations which has exposed the underlayment and caused it to become deteriorated and in need of repairs. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

#### Gutters & Drainage

- There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

## Chimney

### Living Room Chimney

#### Log Starter

- The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.

## Plumbing

### General Gas Components

#### Gas Main Observations

- The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property.

### Gas Water Heaters

#### Common Observations

- Gas is off at the main, and the water heater could not be tested.

#### Seismic Straps

- The water heater is not correctly secured, and needs to be strapped in accordance with local standards.

### Irrigation or Sprinklers

#### Hose Bibs

- A hose bib at the rear is dripping and needs a new stem washer. However, we may not have located and tested every hose bib on the property.

## Electrical

### Main Panel

#### Circuit Breakers

- A twenty-amp breaker is serving undersized, or number fourteen wires, which is hazard that should be corrected by an electrician. This breaker at the bottom of the panel was off upon arrival.

## Heat-A/C

## HVAC Split Systems

### Furnace

- The furnace could not be tested due to the lack of gas to the house. The unit is older and should of been replaced when the condensing unit was recently installed. In most cases, the original heaters are not compatible with the new efficiency of the condensing units, which should be further evaluated. There is rust or metal fatigue within the visible portions of the firebox in the gas furnace. This means that the furnace should be more closely monitored, and serviced bi-annually.

### Circulating Fan

- The circulating fan and the entire system should shut off if and when the bottom cover is removed which does not since the limit switch has been bypassed or tapped and service is recommended.

### Gas Valve & Connector

- The gas feed line that passes through the furnace sidewall is flexible. Today, it is required to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. Therefore, you may wish to have it retrofitted to meet the latest standard.

## Living

### Main Entry

#### Doors

- The doorbell does not work, and should be serviced.

### Living Room

#### Closets

- The closet doors do not have a plastic track guide a the floor which helps prevent the doors from swinging and possibly coming off track.

## Kitchen

### Kitchen

#### Dual-Glazed Windows

- There are two windows in this area, one over the sink and another in the dinning area of the kitchen which both do not lock in place due to a portion of the locking mechanism missing and are in need of service.

#### Cabinets

- The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.
- The floor of the sink cabinet is damaged, and should be replaced.

#### Valves & Connectors

- The shut off valves and supply lines to the faucet are old and should be considered to be replaced at this time.

#### Garbage Disposal

- The electrical connection to the garbage disposal has been made outside of the unit or does not have a wire clamp securing the wire in place, which should be serviced.

#### Gas Range

- The gas range appears to be new and ready to respond but there is no gas to the house to test the unit at this time.

#### Dishwasher

- The dishwasher is new and responded when turned on, but the drain line is not connected at this time which enabled us from fully testing the unit. A air gap or anti-siphon device should be put in place which means the hand sprayer would need to be removed and eliminated or another hole would need to be created in the granite counter top. The easier method will be to connect the drain hose to the garbage disposal, but this is not the correct ay to install the drain line.

### **Outlets**

- All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

## **Hallway**

### **Primary Hallway**

#### **Flooring**

- The hallway floor is higher than the bedroom floors which indicates that the carpet was installed on top of another floor material causing a slope to the bedrooms and the doors rubbing when closing. You may want to have the hallway floor serviced to eliminate this condition.

#### **Smoke Detector**

- The smoke detector is old and should be replaced.

## **Bedrooms**

### **Right Front Bedroom**

#### **Doors**

- The door rubs on the carpet, and needs to be serviced to work smoothly.

### **Right Rear Bedroom**

#### **Doors**

- The door, or doors, should be undercut to promote positive air circulation.

## **Bathrooms**

### **Hallway Bathroom**

#### **Sink Faucet Valves & Connectors Trap & Drain**

- The sink is old and weathered and is a type known to have rust damage and leaks which should be monitored until able to be replaced.

#### **Tub-Shower**

- There is damage to the tub surface which should be serviced to prevent leaks.

### **Master Bathroom**

#### **Sink Faucet Valves & Connectors Trap & Drain**

- The sink is old and weathered and is a type known to have rust damage and leaks which should be monitored until able to be replaced.
- The water shut valve and supply lines are old and possibly the original ones which should be replaced during normal maintenance.

#### **Toilet & Bidet**

- The toilet is loose, and should be secured.

## **Garage**

### **Double-Car Garage**

#### **Automatic Opener**

- The garage door opener is functional but the outlet it is plugged into is connected to the light switch which is not a correct installation and should be corrected to have constant power.

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### **Outlets**

- An outlet at the left side wall does not have power to it at this time. We can also see exposed wires with splices to them and not being connected along the wall over the garage door. We were able to determine that the wires do not have power to them due to the bottom breaker that is off inside the main panel, and that the wiring to the outlet has been interrupted or disconnected for unknown reasons. A licensed electrician should be obtained for repairs.

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Dora Osuna**

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### INSPECTION ADDRESS

15660 Citron Ave., Fontana, CA

### INSPECTION DATE

11/5/2010 9:00 am to 11:30 am



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## GENERAL INFORMATION

**Inspection Address:** 15660 Citron Ave., Fontana, CA  
**Inspection Date:** 11/5/2010 Time: 9:00 am to 11:30 am  
**Weather:** Clear and Dry - Temperature at time of inspection: 60-70 Degrees  
**Inspected by:** Ryan Penn  
**Client Information:** Dora Osuna

**Foundation Type:** Slab  
**Furnished:** No  
**Structure Occupied:** No  
**Number of Stories:** One  
**Structure Style:** Single Family  
**Structure Orientation:** South  
**Estimated Year Built:** 1989  
**Unofficial Sq.Ft.:** 1100

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

### PLEASE NOTE:

This report is the exclusive property of Pro-Tech Property Inspection Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of the California Real Estate Inspection Association and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of CREIA, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Osuna-Citron

## SCOPE OF WORK

You have contracted with Pro-Tech Property Inspections Inc. to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Association, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to



mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## Exterior

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

### House Wall Finish

#### House Wall Finish Type

##### *Informational Conditions*

The house walls are finished with stucco.

#### House Wall Finish Observations

##### *Informational Conditions*

There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

## Exterior Components

### General Comments

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

#### *Informational Conditions*

There are predictable cracks in the driveway that would not necessarily need to be serviced.

### Walkways

#### *Components and Conditions Needing Service*

There is an offset or damage to the concrete area at the right front side of the house from the tree that is in place which may need to be removed in order to prevent further damage and to make repairs to the concrete.

### Yard Walls

#### *Informational Conditions*

The yard walls may have some cosmetic damage but are functional.

## **Fences & Gates**

### *Components and Conditions Needing Service*

The gate at the left side needs maintenance-type service, to open and close or latch easily. The anchors to the house wall are loose and need to be secured.

## **Fascia & Trim**

### *Components and Conditions Needing Service*

There is damage to the wood trim, fascia boards, or eaves at various locations that should be evaluated by a termite inspector.

## **Sliding Glass Doors**

### *Components and Conditions Needing Service*

The sliding glass door is tempered and is working but the locking mechanism is missing or damaged and needs to be replaced.

## **Exterior Wooden Doors**

### *Informational Conditions*

The exterior doors are in acceptable condition.

## **Windows**

### *Informational Conditions*

In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

## **Screens**

### *Components and Conditions Needing Service*

A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

## **Lights**

### *Informational Conditions*

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

## **Outlets**

### *Informational Conditions*

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

## **Patio Covers or Gazebos**

### *Components and Conditions Needing Service*

There is damage and moisture stains to the underside of the patio cover that should be evaluated by the termite inspector. The roof of the cover has damage as well and there is evidence that moisture is causing damage to the sheathing below. The roof should be replaced at this time and the connection from the house tile roof to the patio cover needs to be properly installed and sealed.

## **Grading & Drainage**

### **General Comments**

#### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like

substances that can have an adverse affect on health.

### **Moisture & Related Issues**

#### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### **Interior-Exterior Elevations**

#### *Informational Conditions*

At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.

### **Area Drains**

#### *Informational Conditions*

There are no drains installed or none could be seen at this time which can be a effective way to divert water.

### **Drainage Mode**

#### *Informational Conditions*

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

## **Site & Other Observations**

### **Landscaping Observations**

#### *Informational Conditions*

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact of damage the roof or its components.

### **Auxiliary Structures**

#### *Informational Conditions*

We do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

## **Structural**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less

continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## **Slab Foundation**

### **General Comments**

#### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

### **Method of Evaluation**

#### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

### **Common Observations**

#### *Informational Conditions*

The residence has a bolted, slab foundation with no visible or significant abnormalities. We can not always see the bolts in place but would of been required when the house was built.

## **Roof**

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, 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. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be

deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Concrete Tile Roof

### General Comments

#### *Informational Conditions*

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the roof and its components by walking on its surface.

### Estimated Age

#### *Informational Conditions*

The roof appears to be the same age as the residence.

### Roofing Material

#### *Components and Conditions Needing Service*

The roof needs to be serviced for the following reasons: There are several tiles that have come out of place in various locations which has exposed the underlayment and caused it to become deteriorated and in need of repairs. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.



### Flashings

#### *Informational Conditions*

There is no drip-edge at the eaves, or edge of the roof, which is recommended to protect the wood sheathing.

### Gutters & Drainage

#### *Components and Conditions Needing Service*

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

The attic can be accessed through a hatch in the hallway ceiling.

#### Method of Evaluation

##### *Informational Conditions*

We evaluated the attic by direct access where allowed unless there are vaulted ceilings which prevented access.

#### Framing

##### *Informational Conditions*

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

#### Ventilation

##### *Informational Conditions*

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

#### Electrical

##### *Informational Conditions*

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

#### Plumbing Vents

##### *Informational Conditions*

The drainpipe vents that are fully visible are in acceptable condition.

#### Exhaust Ducts

##### *Informational Conditions*

The visible portions of the exhaust ducts are functional.

#### Batt Insulation

##### *Functional Components and Conditions*

The attic floor is well insulated with approximately nine-inches of fiberglass insulation.

## Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

## Living Room Chimney

### General Prefabricated

#### *Informational Conditions*

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

### Weather Cap-Spark Arrestor

#### *Informational Conditions*

The chimney has a functional weather cap/spark arrestor.

### Chimney Flashings

#### *Informational Conditions*

The chimney flashings are in acceptable condition.

### Chimney Flue

#### *Informational Conditions*

A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

### Fireplace

#### *Informational Conditions*

The fireplace is in acceptable condition.

### Log Starter

#### *Components and Conditions Needing Service*

The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.

### Glass Doors

#### *Informational Conditions*

The fireplace glass doors are functional.

## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains.



Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## General Gas Components

### Gas Main Shut-Off Location

#### *Informational Conditions*

The gas main shut-off is located in the garage side yard . 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. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### Gas Main Observations

#### *Components and Conditions Needing Service*

The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property.

### Gas Seismic Shut-Off Valve

#### *Informational Conditions*

The gas main is not equipped with a seismic shut-off valve, and one is not mandated.

### Gas Supply Pipes

#### *Informational Conditions*

The visible portions of the gas pipes appear to be in acceptable condition but were not pressure tested.

## Gas Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### *Informational Conditions*

Hot water is provided by a 3 year old, 40 gallon water heater that is located in the garage.

### Common Observations

#### *Components and Conditions Needing Service*

Gas is off at the main, and the water heater could not be tested.

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

The shut-off valve and water connectors appear to be in normal condition but the valve was not operated at this time.

### Gas Shut-Off Valve & Connector

#### *Informational Conditions*

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

### **Vent Pipe & Cap**

#### *Informational Conditions*

The vent pipe is functional.

### **Relief Valve & Discharge Pipe**

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

### **Seismic Straps**

#### *Components and Conditions Needing Service*

The water heater is not correctly secured, and needs to be strapped in accordance with local standards.

## **Potable Water Supply Pipes**

### **Water Main Shut-off Location**

#### *Informational Conditions*

The main water shut-off valve is located in the house side yard.

### **Pressure Regulators**

#### *Informational Conditions*

A functional pressure regulator is in place on the plumbing system.

### **Copper Water Pipes**

#### *Informational Conditions*

The potable water pipes are copper and in acceptable condition.

## **Waste & Drainage Systems**

### **General Comments**

#### *Informational Conditions*

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 drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### **Type of Material**

#### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

### **Drain Waste & Vent Pipes**

#### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. Keep in mind that we only ran water through the drains for a small amount of time including flushing toilets and this is not the same as every day use which may present conditions that could not be found at this time.

## **Irrigation or Sprinklers**

### **General Comments**

#### *Informational Conditions*

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### **Automatic Sprinklers**

#### *Informational Conditions*

The automatic sprinklers are in acceptable condition but you should expect ongoing maintenance and some repairs to be necessary. It is important to prevent water from spraying onto the house in which the heads will need to be adjusted.

### **Hose Bibs**

#### *Informational Conditions*

The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property.

#### *Components and Conditions Needing Service*

A hose bib at the rear is dripping and needs a new stem washer. However, we may not have located and tested every hose bib on the property.

## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Main Panel

### General Comments

#### *Informational Conditions*

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. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### Service Entrance

#### *Informational Conditions*

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

### Panel Size & Location

#### *Informational Conditions*

The residence is served by a 100 amp, 220 volt panel, located in the garage side yard.

### Main Panel Observations

#### *Informational Conditions*

The panel and its components have no visible deficiencies.

### Panel Cover Observations

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

### Circuit Breakers

#### *Components and Conditions Needing Service*

A twenty-amp breaker is serving undersized, or number fourteen wires, which is hazard that should be corrected by an electrician. This breaker at the bottom of the panel was off upon arrival.

### Wiring Observations

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

### Grounding

#### *Informational Conditions*

The panel is grounded to foundation steel, known also as a UFR ground.

## Heat-A/C

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

## **HVAC Split Systems**

### **Age & Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single split-system, consisting of a 21 year-old furnace with an evaporator coil that is located in the hallway closet, and a new condensing coil that is located somewhere in the exterior yard.

### **Furnace**

#### *Components and Conditions Needing Service*

The furnace could not be tested due to the lack of gas to the house. The unit is older and should of been replaced when the condensing unit was recently installed. In most cases, the original heaters are not compatible with the new efficiency of the condensing units, which should be further evaluated. There is rust or metal fatigue within the visible portions of the firebox in the gas furnace. This means that the furnace should be more closely monitored, and serviced bi-annually.

### **Vent Pipe**

#### *Informational Conditions*

The vent pipe has no visible deficiencies.

### **Circulating Fan**

#### *Components and Conditions Needing Service*

The circulating fan and the entire system should shut off if and when the bottom cover is removed which does not since the limit switch has been bypassed or tapped and service is recommended.

### **Gas Valve & Connector**

#### *Components and Conditions Needing Service*

The gas feed line that passes through the furnace sidewall is flexible. Today, it is required to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. Therefore, you may wish to have it retrofitted to meet the latest standard.

### **Return-Air Compartment**

#### *Informational Conditions*

The return-air compartment is in acceptable condition.

### **Evaporator Coil**

#### *Informational Conditions*

The evaporator coil is functional but is the same age as the heater which should be upgraded.

### **Condensate Drainpipe**

#### *Informational Conditions*

The condensate drainpipe discharges correctly outside the residence.

### **Condensing Coil**

#### *Informational Conditions*

The condensing coil responded to the thermostat and is functional.

### **Condensing Coil Disconnect**

#### *Informational Conditions*

The electrical disconnect at the condensing coil is functional.

### **Refrigerant Lines**

#### *Informational Conditions*

The refrigerant lines are in acceptable condition.

### **Differential Temperature Readings**

#### *Informational Conditions*

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

### **Thermostats**

#### *Informational Conditions*

The thermostat is functional.

### **Flexible Ducting**

#### *Informational Conditions*

The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that

contains fiberglass insulation. However, the outer sleeve has been found to be susceptible to ultra-violet damage, which causes the outer sleeve to deteriorate and, therefore, should be monitored.

## Living

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. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Main Entry

### Doors

#### *Components and Conditions Needing Service*

The doorbell does not work, and should be serviced.

## Living Room

### Closets

#### *Components and Conditions Needing Service*

The closet doors do not have a plastic track guide at the floor which helps prevent the doors from swinging and possibly coming off track.

## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## **Kitchen**

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Components and Conditions Needing Service*

There are two windows in this area, one over the sink and another in the dinning area of the kitchen which both do not lock in place due to a portion of the locking mechanism missing and are in need of service.

### **Sink & Countertop**

#### *Informational Conditions*

The sink and countertop are functional.

### **Cabinets**

#### *Informational Conditions*

The cabinets are the same age as the residence, and may not function as well as newer ones.

#### *Components and Conditions Needing Service*

The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

The floor of the sink cabinet is damaged, and should be replaced.

### **Valves & Connectors**

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen. Older valves and supply line should be replaced and are commonly in need of upgrading.

#### *Components and Conditions Needing Service*

The shut off valves and supply lines to the faucet are old and should be considered to be replaced at this time.

### **Faucet**

#### *Functional Components and Conditions*

The sink faucet is functional.

### **Trap and Drain**

#### *Functional Components and Conditions*

The trap and drain are functional.

### **Garbage Disposal**

#### *Components and Conditions Needing Service*

The electrical connection to the garbage disposal has been made outside of the unit or does not have a wire clamp securing the wire in place, which should be serviced.

### **Gas Range**

#### *Components and Conditions Needing Service*

The gas range appears to be new and ready to respond but there is no gas to the house to test the unit at this time.

### **Dishwasher**

#### *Components and Conditions Needing Service*

The dishwasher is new and responded when turned on, but the drain line is not connected at this time which enabled us from fully testing the unit. A air gap or anti-siphon device should be put in place which means the hand sprayer would need to be removed and eliminated or another hole would need to be created in the granite counter top. The easier method will be to connect the drain hose to the garbage disposal, but this is not the correct ay to install the drain line.

### **Exhaust Fan or Downdraft**

#### *Functional Components and Conditions*

The exhaust fan or downdraft is functional.

### **Built-in Microwave**

#### *Functional Components and Conditions*

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

### **Outlets**

#### *Components and Conditions Needing Service*

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

## **Hallway**

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

### **Primary Hallway**

#### **Flooring**

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

The hallway floor is higher than the bedroom floors which indicates that the carpet was installed on top of another floor material causing a slope to the bedrooms and the doors rubbing when closing. You may want to have the hallway floor serviced to eliminate this condition.

#### **Smoke Detector**

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

The smoke detector is old and should be replaced.

## **Bedrooms**

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

### **Master Bedroom**

#### **No Recommended Service**

##### *Informational Conditions*

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

### **Right Front Bedroom**

#### **Doors**

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

The door rubs on the carpet, and needs to be serviced to work smoothly.



## Right Rear Bedroom

### Doors

#### *Components and Conditions Needing Service*

The door, or doors, should be undercut to promote positive air circulation.

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## Hallway Bathroom

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Cabinets

#### *Informational Conditions*

The floor of the sink cabinet is functional but moisture damaged, which you may wish to see for yourself.

### Sink Countertop

#### *Functional Components and Conditions*

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

The sink is old and weathered and is a type know to have rust damage and leaks which should be monitored until able to be replaced.

### Tub-Shower

#### *Components and Conditions Needing Service*

[There is damage to the tub surface which should be serviced to prevent leaks.](#)

### Toilet & Bidet

#### *Functional Components and Conditions*

The toilet is functional. Toilets are not recommended to be caulked along the floor since this can prevent you from seeing if the wax ring is leaking.

### Exhaust Fan

#### *Functional Components and Conditions*

The exhaust fan is functional.

### Outlets

#### *Informational Conditions*

The sink outlet is ground-fault protected and controlled from the garage.

## Master Bathroom

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Cabinets

#### *Informational Conditions*

The cabinets are the same age as the residence, and will not function as well as newer ones.

### Sink Countertop

#### *Functional Components and Conditions*

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Components and Conditions Needing Service*

The sink is old and weathered and is a type known to have rust damage and leaks which should be monitored until able to be replaced.

The water shut valve and supply lines are old and possibly the original ones which should be replaced during normal maintenance.

### Stall Shower

#### *Functional Components and Conditions*

The stall shower is functional but the shower pan was not tested for leaks, which is normally done during the termite inspection.

### Toilet & Bidet

#### *Components and Conditions Needing Service*

The toilet is loose, and should be secured.

### Outlets

#### *Informational Conditions*

The sink outlet is ground-fault protected and controlled from the garage.

## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, 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

### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

### Trap & Drain

#### *Functional Components and Conditions*

The trap and drain appear to be installed correctly but we did not test them or run water through them at this time. Most of the pipes are covered with wall material and could not be seen.

### Gas Valve & Connector

#### *Informational Conditions*

The gas valve and connector are functional.

### **Dryer Vent**

#### *Informational Conditions*

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

## **Garage**

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. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### **Double-Car Garage**

#### **Slab Floor**

##### *Functional Components and Conditions*

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

#### **Walls & Ceiling**

##### *Informational Conditions*

The visible wall framing appears to be in acceptable condition.

#### **Ventilation Ports**

##### *Functional Components and Conditions*

The ventilation ports are functional.

#### **Firewall Separation**

##### *Functional Components and Conditions*

The firewall separating the garage from the residence is functional.

#### **Entry Door Into the House**

##### *Functional Components and Conditions*

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

#### **Garage Door & Hardware**

##### *Functional Components and Conditions*

The garage door and its hardware are functional.

#### **Automatic Opener**

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

The garage door opener is functional but the outlet it is plugged into is connected to the light switch which is not a correct installation and should be corrected to have constant power.

#### **Outlets**

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

An outlet at the left side wall does not have power to it at this time. We can also see exposed wires with splices to them and not being connected along the wall over the garage door. We were able to determine that the wires do not have power to them due to the bottom breaker that is off inside the main panel, and that the wiring to the outlet has been interrupted or disconnected for unknown reasons. A licensed electrician should be obtained for

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repairs.

## REPORT CONCLUSION

15660 Citron Ave., Fontana, CA

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

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should 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. Furthermore, 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 usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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