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Inspection reference: 19283

# Confidential Inspection Report

123 Homeowner Way  
Irvine CA 92620

September 26, 2019



Prepared for:

**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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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Inspection Site



123 Homeowner Way  
Irvine CA 92620

Dear Buyer:

At your request, a visual inspection of the above referenced property was conducted on Thursday, September 26, 2019. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## EXTERIOR

### Exterior:

#### *2.2 Fencing/ Gates:*

Block; Wood; Inoperable latch at rear wood gate.

#### *2.4 Trim:*

Wood; Foam; Decorative foam trim is often used around doors and windows of modern homes. This material (PolyStyrene Foam) is susceptible to physical damage and may chip. As some chipping is present, cosmetic repairs are needed (patch and paint).

### 2.5 Window Frames/ Screens:

Vinyl windows; **\*HOMEBUYER HIGHLIGHT\* WINDOWS-** This structure is equipped with dual pane windows. There are great benefits to double paned windows. Homeowners enjoy increased energy efficiency (some estimates are that dual pane windows could save you 20%-30% on your annual energy bills), as well as noise reduction and increased property value.

## ROOF & ATTIC

### Roof:

#### 3.3 Roof Comments:

**\*HOMEBUYER HIGHLIGHT\* TILE ROOFING-** The structure has a tile roof which comes with great benefits to a homeowner such as:

**Long-lasting:** A tile roof can last over 100 years, especially in the right climate (most manufacturers will offer a 50-year warranty).

**Environmentally friendly material:** Tile roofs are made from earth minerals, not chemicals, and they can be pulverized and recycled when they are removed.

**Energy efficient:** The heavy thermal mass of tiles will help regulate indoor temperatures.

**Low maintenance:** It is rare for tile roofs to require repairs or maintenance unless they break due to heavy impact.

**Choices:** Clay, concrete, and slate tiles come in a wide variety of colors and styles to match any home style, from Medieval to Contemporary European. Some styles even resemble traditional shingles or wood shakes.

Attic: Note: Materials are not tested for environmental hazards

#### 3.6 Insulation:

**\*HOMEBUYER HIGHLIGHT\* ATTIC INSULATION-** The structure's attic is well insulated. This can reduce heat transfer by 25% or more, preventing the summer sun from baking its way all the way down to your living room. Insulation, whether foam, fiberglass, or cellulose, provides a barrier against the transfer of heat in and out of your home. In winter, of course, insulation works to trap this heat inside your home. The primary benefit is reduction in energy costs, other benefits include extended service life of air conditioners and furnaces. Because the home's cooling and heating load is reduced by proper attic insulation, HVAC equipment runs fewer hours to maintain comfortable temperatures, incurring less wear and tear.

## GARAGE

### Garage:

#### 4.2 Garage Slab:

Concrete; The garage slab shows cosmetic staining.

## HVAC

### Heating:

#### 5.4 Heater Comments:

**\*HOMEBUYER HIGHLIGHT\* HEATING-** The heating system was operating properly at time of inspection with no visible defects. This is a great benefit to a home buyer as a properly functioning heating system is vital for a comfortable home. Check the filter(s) once a month and replace as necessary. Homes with pets or residents with asthma should check even more frequently. A rule of thumb is to check every month and change at least every three.

The heater filter(s) are dirty and currently requires replacement. Dirty filters can damage the blower motor and cause staining to walls near the registers. Filters are typically changed three to four times per year, more often if you have allergies or pets in the home.

### Air Conditioning:

#### 5.10 Air Conditioner Comments:

**\*HOMEBUYER HIGHLIGHT\* AIR CONDITIONING-** The air conditioning system was performing well at time of inspection. In the limited time span of a home inspection, the typical temperature differential is 8-20 degrees, with low end readings indicating the system may need maintenance in the near future. Readings for this system were in the high-end range. Most experts recommend a minimum of a yearly check-up to maintain optimum performance. The aspects which need to be taken care of are filters, coils, coil fins and compressors.

## FOUNDATION & PLUMBING

### Foundation:

#### *6.2 Bolted/ Retrofitted:*

**\*HOMEBUYER HIGHLIGHT\* FOUNDATION BOLTED-** Foundation bolting typically means that bolts are added to improve the connections between the wooden framing members of a building and its concrete foundation. Usually this means adding bolts through the piece of wood that lies flat on top of the foundation, referred to as the sill or mudsill, into the concrete. Earthquake bolting became standard practice in Southern California in the 1930's. The visible portions of this structures bottom plate do show foundation bolts.

#### *6.3 Foundation Comments:*

**\*HOMEBUYER HIGHLIGHT\* FOUNDATION-** There are no visible defects noted at foundation. This is important as the strength of a building lies in its foundation. The main purpose of the foundation is to hold the structure above it and keep it upright. Chipping and hairline cracking is common with concrete foundations and not considered repair needs.

### Plumbing:

#### *6.5 Main Line Piping Materials:*

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING MAIN LINE-** This structure has a copper main line for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.

#### *6.7 Supply Piping Material:*

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING SUPPLY LINES-** This structure has a copper supply lines for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.

#### *6.9 Drain Line Materials:*

**\*HOMEBUYER HIGHLIGHT\* ABS DRAINS-** The visible portions of the plumbing drain lines consist of ABS. ABS pipe and fittings are made from a thermoplastic resin called Acrylonitrile-Butadiene-Styrene (ABS for short). ABS pipes are resistant to most acids, alkalis and salts. However, they are not resistant to aromatic and chlorinated hydrocarbons. This piping can be used above or below the ground, but ABS is more likely to deform when exposed to the sun and must be wrapped or painted if used in areas where exposed.

## ELECTRICAL SYSTEMS

### Electrical Panels:

#### *7.7 Room Available For Expansion:*

**\*HOMEBUYER HIGHLIGHT\* ROOM IN ELECTRICAL PANEL-** There is room available for in the electrical panel for expansion (addition of circuits).

#### *7.8 Wiring Type:*

**\*HOMEBUYER HIGHLIGHT\* COPPER WIRING-** The structure wiring type is copper where visible. Copper wires enjoy a universal or global standard as they are preferred for electrical use worldwide. Copper is an excellent conductor of electricity; no other metal can compete with it in terms of electrical conductivity. The



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wires made of this reddish metal are capable of carrying comparatively more electric current per diameter of wire. In other words, these wires deplete less electrical charge in comparison to other wires when electric current passes through them. Copper is a very ductile metal, which means that it could be stretched to a good length without breaking or weakening it.

## KITCHEN & LAUNDRY

### Kitchen:

#### *9.7 Electrical Comments:*

One inoperable overhead light.

There is a GFCI protection installed in the kitchen as required. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker right on the outlet. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person.

## BATHROOMS

### Bathrooms:

#### *10.2 Bathroom #2 Location/ Comments:*

Upstairs Hall; The tub diverter is not diverting enough of the water to the showerhead as intended, replace the tub spout.

## LIVING AREAS

### Living Areas:

#### *11.2 Living Room Comments:*

Damaged latch handle at the rear left window.

## BEDROOMS

### Bedrooms:

#### *12.1 Bedroom #1 Location/ Comments:*

Rear Right; The bedroom closet doors have damaged guides, these prevent the doors from swaying and coming off the track.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Mark Kinder  
ThoroughSpec Home Inspections



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## GENERAL INFORMATION

### Client & Site Information:

**1.1 Inspection Date:**

9/26/2019 4:00 PM.

**1.2 Client:****1.3 Inspection Site:**123 Homeowner Way  
Irvine CA 92620.

### Building Characteristics:

**1.4 Estimated Age:**

The structure is 0-10 years old.

**1.5 Building Style & Type:**

Condo.

**1.6 Stories:**

2

**1.7 Water Source:**

Public.

**1.8 Sewage Disposal:**

Public.

**1.9 Utilities Status:**

All utilities on.

### Climatic Conditions:

**1.10 Weather:**

Overcast.

### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.*

*Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.*

## EXTERIOR

*This inspection is not intended to address or include any geological conditions or site stability information. 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 can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.*

### Exterior:

#### 2.1 Driveway/ Walkways:

Concrete; Asphalt; Common cracking visible at driveways and walkways.



#### 2.2 Fencing/ Gates:

Block; Wood; Inoperable latch at rear wood gate.



**Inoperable latch**

#### 2.3 Siding:

Stucco; There are currently no defects noted at exterior siding, periodic maintenance (patch/ paint) will be needed.

#### 2.4 Trim:

Wood; Foam; Decorative foam trim is often used around doors and windows of modern homes. This material (PolyStyrene Foam) is susceptible to physical damage and may chip. As some chipping is present, cosmetic repairs are needed (patch and paint).





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**Chipped foam trim near garage**

**2.5 Window Frames/ Screens:**

Vinyl windows; **\*HOMEBUYER HIGHLIGHT\* WINDOWS-** This structure is equipped with dual pane windows. There are great benefits to double paned windows. Homeowners enjoy increased energy efficiency (some estimates are that dual pane windows could save you 20%-30% on your annual energy bills), as well as noise reduction and increased property value.

**2.6 Electrical Fixtures:**

No defects noted at exterior electrical fixtures.

**2.7 Gutters:**

Galvanized gutters; There are no visible defects to the structures gutter systems.

**2.8 Sprinklers:**

The sprinklers were not tested at time of inspection as they are HOA maintained.

**2.9 Hose Faucets:**

Hose faucets were operating properly at time of inspection.

**2.10 Lot Grading & Drainage:**

The structure is located on a flat to low slope lot. Grade at the foundation appears to be adequate. Ideally, soil should always slope away from the structure at a rate of over six inches per ten feet.

**2.11 Gas Meter:**

Gas meter located at rear of structure. The gas was on at time of inspection.



**2.12 Exterior Comments:**

The structure resides in a Homeowner Association. Review the CC&R's as to the extent of HOA coverage of the exterior.

**Beyond the scope of this inspection:**

**2.13 Scope of inspection explained at [www.nachi.org](http://www.nachi.org)**

Fire sprinklers.



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## ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof 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 framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. 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. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

#### 3.1 Roof Sloping:

The structure has a pitched roof.



#### 3.2 Roof Material:

The structure has a tile roof; this roofing type has a typical useful life span of 50-60 years. Tile is one of the more expensive materials used for roofs. Although the traditional clay tile is probably the most well known tile material it is not the only one. Other materials that are used to create tile products are metal, concrete, slate, and various synthetic compositions.



#### 3.3 Roof Comments:

**\*HOMEBUYER HIGHLIGHT\* TILE ROOFING-** The structure has a tile roof which comes with great benefits to a homeowner such as:

**Long-lasting:** A tile roof can last over 100 years, especially in the right climate (most manufacturers will offer a 50-year warranty).

**Environmentally friendly material:** Tile roofs are made from earth minerals, not chemicals, and they can be pulverized and recycled when they are removed.

**Energy efficient:** The heavy thermal mass of tiles will help regulate indoor temperatures.

**Low maintenance:** It is rare for tile roofs to require repairs or maintenance unless they break due to heavy impact.

**Choices:** Clay, concrete, and slate tiles come in a wide variety of colors and styles to match any home style, from Medieval to Contemporary European. Some styles even resemble traditional shingles or wood shakes.



Attic: Note: Materials are not tested for environmental hazards

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#### 3.4 Attic Access Location:

The attic access is located in the hallway.



#### 3.5 Sheathing Type:

The roof sheathing consists of plywood. In roofing terminology, sheathing plywood is the layer of material attached to the structural frame of the roof. After you frame the rafters and ridge board, you lay the sheathing on top to cover the entire frame. The tar paper and composite shingles (or other roofing material) go on top of the sheathing plywood.



#### 3.6 Insulation:

**\*HOMEBUYER HIGHLIGHT\* ATTIC INSULATION-** The structures attic is well insulated. This can reduce heat transfer by 25% or more, preventing the summer sun from baking its way all the way down to your living room. Insulation, whether foam, fiberglass, or cellulose, provides a barrier against the transfer of heat in and out of your home. In winter, of course, insulation works to trap this heat inside your home. The primary benefit is reduction in energy costs, other benefits include extended service life of air conditioners and furnaces. Because the home's cooling and heating load is reduced by proper attic insulation, HVAC equipment runs fewer hours to maintain comfortable temperatures, incurring less wear and tear.



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**3.7 Ventilation:**

The attic is adequately ventilated with screening in serviceable condition.

## GARAGE

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

### Garage:

#### 4.1 Attached/ Detached Garage:

The garage is attached to the structure.

#### 4.2 Garage Slab:

Concrete; The garage slab shows cosmetic staining.



#### 4.3 Overhead Door & Hardware:

Aluminum; No defects visible at the garage door.

#### 4.4 Garage Door Opener:

The garage door opener has an operable safety reverse device as required.



#### 4.5 Fire Wall Separation & Door:

Fire wall separations are required between garages and living space as a fire barrier. The walls are required to be minimum 5/8 thickness and must extend from floor to roof sheathing. Walls must be solid and any materials passing through it must also be fire resistant. Doors through the fire wall are required to be fire rated and have self-closing devices.

Fire wall observations: No visible defects at fire wall separation/ door.

#### 4.6 Garage Walls:

No defects noted at garage walls.

#### 4.7 Garage Ceiling:

No defects noted at garage ceiling.

#### 4.8 Garage Electrical:

A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker. This device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. All garage outlets must be GFCI protected. Since 2008, GFCI outlets have been required for "all 125-volt, single-phase, 15 and 20-amp outlets" in the garage. In fact, both the NEC (National Electric Code) and the IRC (International Residential Code) require this. The garage has the required GFCI protection.

## HVAC

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating:

#### 5.1 Heating Type:

The structure is equipped with forced air heating. A forced hot air furnace draws the room air through duct work to a furnace, where the air is filtered and heated. The warmed air is then blown back into the rooms through other duct work. The systems duct work is usually metal wrapped in insulation to help keep in heat. In some cases, flexible duct work is preferred.



Heater located in attic

#### 5.2 Heater Fuel Type

The heating system fuel is natural gas.

#### 5.3 Heater Location:

The heater is located in the attic.

#### 5.4 Heater Comments:

**\*HOMEBUYER HIGHLIGHT\* HEATING-** The heating system was operating properly at time of inspection with no visible defects. This is a great benefit to a home buyer as a properly functioning heating system is vital for a comfortable home. Check the filter(s) once a month and replace as necessary. Homes with pets or residents with asthma should check even more frequently. A rule of thumb is to check every month and change at least every three.

The heater filter(s) are dirty and currently requires replacement. Dirty filters can damage the blower motor and cause staining to walls near the registers. Filters are typically changed three to four times per year, more often if you have allergies or pets in the home.



Reaplace filters



#### 5.5 Thermostat Location:

The thermostat is located in the living room.

The thermostat is located in a bedroom. Dual zone system.



**5.6 Thermostat Comments:**

The thermostats operated properly when tested at time of inspection.

**Air Conditioning:**

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**5.7 Air Conditioner Type:**

The structure has central cooling. This type of cooling system is used to cool the entire home, versus a window air conditioner that is used to cool a specific area or room of your home. The cooling compressor is set outside the home, separate from the fan unit used to blow the cool air throughout the home on the central air unit, unlike the window air conditioner that utilizes everything within one concealed unit. By using the existing heating/cooling ducts that encompass the entire home, the central air unit can cool the entire home evenly. Central air conditioners incorporate two different coils in order to cool your home.

The coil that is placed outside of your home is called the condensing coil. It consists of a compressor, condensing coil condenser fan, a grill to protect persons from coming into contact with the fan blade, a case built around all of the components, controls, and two refrigerant lines that run into the home to the evaporator coil. The refrigerant inside the compressor is pumped through the evaporator coil inside, which cools the air as the furnace fan blows air through the coil. The coil absorbs the heat from the air. Then the refrigerant flows back outside to the condenser coil and this is where the heat that was absorbed is released. At this point, the refrigerant is returned to a liquid form as it is cooled and the cycle of refrigerant flow continues.



**5.8 Air Conditioner Location:**

The air conditioner compressor is located at the rear of the structure.

**5.9 Air Conditioner Size:**

3 Ton Compressor. Air conditioning tonnage has nothing to do with weight. A ton, as used in the HVAC field, is a term that describes how much heat the AC unit can remove from a home in one hour. The measurement for heat is the British thermal unit (BTU). One ton of air conditioning can remove 12,000 BTUs of air per hour. Typical sizing is 1 ton per approximately 500-600 square feet of living space.

**5.10 Air Conditioner Comments:**

**\*HOMEBUYER HIGHLIGHT\* AIR CONDITIONING-** The air conditioning system was performing well at time of inspection. In the limited time span of a home inspection, the typical temperature differential is 8-20 degrees, with low end readings indicating the system may need maintenance in the near future. Readings for this system were in the high-end range. Most experts recommend a minimum of a yearly check-up to maintain optimum performance. The aspects which need to be taken care of are filters, coils, coil fins and compressors.

**Required Detectors:**

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**5.11 Smoke Detector Comments:**

Install smoke alarms in every bedroom, in the hallways leading to the bedrooms, and on each level of your home, including the basement. Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4-12" from the ceiling. Do not install near draft areas (windows, vents.). The structure is compliant as smoke detectors are located in required areas.





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**5.12 Carbon Monoxide Detector Comments:**

As of July 1, 2011, it became state law in California for carbon monoxide detectors to be installed on each level of living space. CO detectors are only required for houses that have either an attached garage, fireplace or gas heater or appliance. The structure is compliant as carbon monoxide detectors are located in the required areas.



## FOUNDATION & PLUMBING

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. 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. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Foundation:

#### 6.1 Foundation Type:

Slab-on-grade or floating slab foundations are a structural engineering practice whereby the concrete slab that is to serve as the foundation for the structure is formed from a mold set into the ground. The concrete is then placed into the mold, leaving no space between the ground and the structure.

#### 6.2 Bolted/ Retrofitted:

**\*HOMEBUYER HIGHLIGHT\* FOUNDATION BOLTED-** Foundation bolting typically means that bolts are added to improve the connections between the wooden framing members of a building and its concrete foundation. Usually this means adding bolts through the piece of wood that lies flat on top of the foundation, referred to as the sill or mudsill, into the concrete. Earthquake bolting became standard practice in Southern California in the 1930's. The visible portions of this structures bottom plate do show foundation bolts.

#### 6.3 Foundation Comments:

**\*HOMEBUYER HIGHLIGHT\* FOUNDATION-** There are no visible defects noted at foundation. This is important as the strength of a building lies in its foundation. The main purpose of the foundation is to hold the structure above it and keep it upright. Chipping and hairline cracking is common with concrete foundations and not considered repair needs.

### Plumbing:

#### 6.4 Location of Water Main Valve:

The main water shut off valve is located in the garage.



The main water shut off valve

#### 6.5 Main Line Piping Materials:

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING MAIN LINE-** This structure has a copper main line for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.



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#### 6.6 Main Line Comments:

Residential water pressure tends to range between 45 and 80 psi (pounds per square inch). Anything below 40 psi is considered low and anything below 30 psi is considered too low; the minimum pressure required by most codes is 20 psi. Pressures above 80 psi are too high. High water pressure carries with it a significantly increased risk of damage to pipes, joints, fixtures and seals - not to mention increased water waste. Water pressure (PSI) taken at main at time of inspection was between 45 and 80 as needed.



Good water pressure

#### 6.7 Supply Piping Material:

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING SUPPLY LINES-** This structure has a copper supply lines for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.

#### 6.8 Supply Piping Comments:

No visible defects noted at plumbing supply line piping. Water volume was adequate at plumbing fixtures when tested unless otherwise noted in the report. See kitchen and bathroom comments also.

#### 6.9 Drain Line Materials:

**\*HOMEBUYER HIGHLIGHT\* ABS DRAINS-** The visible portions of the plumbing drain lines consist of ABS. ABS pipe and fittings are made from a thermoplastic resin called Acrylonitrile-Butadiene-Styrene (ABS for short). ABS pipes are resistant to most acids, alkalis and salts. However, they are not resistant to aromatic and chlorinated hydrocarbons. This piping can be used above or below the ground, but ABS is more likely to deform when exposed to the sun and must be wrapped or painted if used in areas where exposed.



#### 6.10 Drain Line Comments:

No defects were visible at system drain lines, drainage adequate when tested.

#### 6.11 California water saving fixture law:

California law requires installation of water conserving plumbing fixtures if you own a single-family home, and it is built before 1994, whether or not it is being sold.

Non-compliant fixtures are required to be replaced.

A non-complaint plumbing fixture is any of the following:

Any toilet manufactured that uses more than 1.6 gallons of water per flush,

Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute,

Any interior faucet that emits more than 2.2 gallons of water per minute,

Any urinal manufactured to use more than one gallon of water per flush.



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**6.12 General Plumbing Comments:**

The inspection of the plumbing system (supply and drain piping) is greatly limited with a slab on grade foundation. Very little of the piping is exposed for observation generally limited to the main line above ground and supply line stubs below sinks and at toilets.

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the 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, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. 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 additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### Panel Locations:

#### 7.1 Main Panel Location:

The main electrical panel is located at the rear of the structure. An Electrical Service Panel, also known as a load center, service panel, breaker box or electrical panel, is a steel box that holds multiple circuit breakers wired to circuits that distribute power throughout your home.



#### 7.2 Sub-Panel Location(s):

Sub-panel located at the air conditioner (serves as the required disconnect)



### Electrical Panels:

#### 7.3 Main Service Amperage:

The main service panel is 200-amps.



**7.4 Service Entrance:**

The service lines enter the structure from underground.

**7.5 Overload Protection Provided By:**

Every electric circuit in a wiring system must be protected against overloads. A circuit overload occurs when the amount of current flowing through the circuit exceeds the rating of the protective devices. The overload protection is provided by breakers.



**7.6 Main Disconnect Provided:**

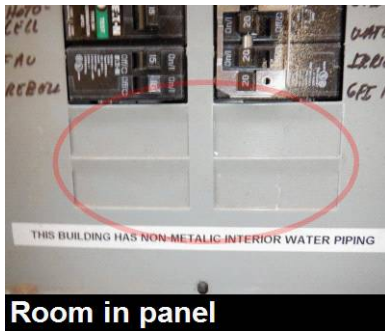
There is a main breaker provided for quick disconnect of all circuits.



**There is a main breaker provided**

**7.7 Room Available For Expansion:**

**\*HOMEBUYER HIGHLIGHT\* ROOM IN ELECTRICAL PANEL-** There is room available for in the electrical panel for expansion (addition of circuits).



#### 7.8 Wiring Type:

**\*HOMEBUYER HIGHLIGHT\* COPPER WIRING-** The structure wiring type is copper where visible. Copper wires enjoy a universal or global standard as they are preferred for electrical use worldwide. Copper is an excellent conductor of electricity; no other metal can compete with it in terms of electrical conductivity. The wires made of this reddish metal are capable of carrying comparatively more electric current per diameter of wire. In other words, these wires deplete less electrical charge in comparison to other wires when electric current passes through them. Copper is a very ductile metal, which means that it could be stretched to a good length without breaking or weakening it.



## WATER HEATER

### Water Heater

#### 8.1 Water Heater Size:

The water heater is a tankless type. Endless hot water, additional storage space and lower energy bills are just a few reasons homeowners are switching to tankless water heaters. The U.S. Department of Energy estimates gas-fired tankless heaters save an average of \$108 in energy costs per year over their traditional tank counterparts, while electric tankless heaters save \$44 per year.



#### 8.2 Water Heater Fuel Type:

The water heater is natural gas burning.

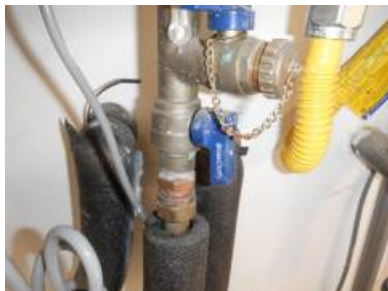


#### 8.3 Water Heater Location:

The water heater is located in the garage.

#### 8.4 Cold Water Shut Off Valve:

The water heater cold water line has the required water shut off valve. This valve allows water to be shut off to the water heater for replacement or repairs without shutting water off to the entire structure. The effectiveness of a valve cannot be determined during a visual home inspection.



#### 8.5 Pressure Relief Valve/ Discharge Line:

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. The pressure relief valve is intact with the required discharge piping.





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**8.6 Venting:**

The water heater vent is in serviceable condition, no defects noted.



## KITCHEN & LAUNDRY

### Laundry:

#### 9.1 Washer Hook-up Comments:

The washer hook-ups show no defects.



#### 9.2 Dryer Hook-up Comments:

The dryer hook-ups are gas.



Gas line for dryer

#### 9.3 Dryer Vent Comments:

No defects visible at dryer venting.



### Kitchen:

#### 9.4 Floors/Walls/ Ceiling Comments:

No defects noted at kitchen floors, walls or ceilings. Common wear and tear and cosmetic defects are not addressed in this structural report.

#### 9.5 Doors/ Windows Comments:

No defects noted at kitchen doors or windows.

#### 9.6 Cabinetry/ Countertops Comments:

No defects noted at kitchen cabinetry.

#### 9.7 Electrical Comments:

One inoperable overhead light.

There is a GFCI protection installed in the kitchen as required. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker right on the outlet. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person.



**9.8 Sinks & Faucets Comments:**

No defects noted at kitchen sink or faucet.

**9.9 Traps/ Valves/ Drains Comments:**

No defects noted at sink traps/ valves/ drains.

**9.10 Garbage Disposal Comments:**

The garbage disposal operated properly with no visible defects.



**9.11 Dishwasher Comments:**

The dishwasher operated properly with no visible defects.



**9.12 Oven/ Cooktop Type:**

The cooktop is gas burning; The oven is gas burning.



**9.13 Oven/ Cooktop Comments:**

No defects noted at cooktop or oven.





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**9.14 Exhaust Fan Comments:**

No defects noted at exhaust fan.



**9.15 Microwave Comments:**

There is no attached (built-in) microwave in the kitchen.

**9.16 Trash Compactor Comments:**

The kitchen does not have a garbage compactor.



**9.17 Refrigerator Comments:**

The ice maker line was operable when tested.

## BATHROOMS

### Bathrooms:

#### 10.1 Bathroom Location/ Comments:

Downstairs; No visible defects in this bathroom.

#### 10.2 Bathroom #2 Location/ Comments:

Upstairs Hall; The tub diverter is not diverting enough of the water to the showerhead as intended, replace the tub spout.



**Replace the tub spout**

#### 10.3 Bathroom #3 Location/ Comments:

Master; No defects visible in this bathroom.

## LIVING AREAS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor 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. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

### Living Areas:

#### 11.1 Entry Way Comments:

No defects noted in the entry way.

#### 11.2 Living Room Comments:

Damaged latch handle at the rear left window.



**Damaged latch handle**

#### 11.3 Dining Area Comments:

No defects noted in the dining area.

#### 11.4 Hallway Comments:

Missing flanges at built-in desk cable management grommet openings.



**cable management  
grommet opening**

#### 11.5 Stairway Comments:

No defects noted at stairway.



# BEDROOMS

**Bedrooms:**

**12.1 Bedroom #1 Location/ Comments:**

Rear Right; The bedroom closet doors have damaged guides, these prevent the doors from swaying and coming off the track.

**12.2 Bedroom #2 Location/ Comments:**

Middle; No visible defects in this bedroom.

**12.3 Bedroom #3 Location/ Comments:**

Master; No visible defects in this bedroom.