



## "About the House"

(951) 243-4022 or (760) 323 3669

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Inspection #: ----13128

Inspector: Joe Lockhart

Date: /2019

Dwelling Address:

Client Name:

Client's Agent:

Real Estate Company:

We attempt to give the client a comprehensive, clear cut, unbiased view of the structure on the day of the inspection. The purpose of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client, and some items which may be of concern to the client may be considered minor to us; therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We do not perform verification of repairs (unless contracted under a separate agreement); therefore, we advise client to obtain all paperwork from these professionals concerning the work performed. These professionals will provide you with written statements concerning their work. We further recommend obtaining all paperwork on repairs for future reference.

## DEFINITION OF TERMS

**Serviceable.** Items determined to be in normal operating condition using normal operating controls and by visual examination.

**Review.** Items that need further evaluation for repair or replacing.

To review a contractor's license and insurance status, go to [www.cslb.ca.gov](http://www.cslb.ca.gov) and click on "**Instant License Check**"





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### TABLE OF CONTENTS

SECTION	PAGE
DEFINITION OF TERMS .....	1
GENERAL CONDITIONS .....	3
Exterior .....	4
Roof.....	6
Garage .....	7
Plumbing.....	9
Electrical .....	10
Heating/Air Conditioning .....	11
Kitchen.....	12
Master Bathroom .....	15
Bathroom at Hall.....	17
Powder Room.....	18
Laundry Area .....	19
Bedrooms .....	20
Interior Rooms .....	21
Attic.....	22
Pool Equipment & Area.....	23
SUMMARY REPORT .....	27

**AmeriSpec****GENERAL CONDITIONS**

- |       |                      |  |
|-------|----------------------|--|
| 1001. | Inspector            | Joe Lockhart.  |
| 1002. | In Attendance        | Buyers. Buyer's agent.   |
| 1003. | Occupancy            | The property is vacant. We advise monitoring plumbing fixtures and under sinks after taking possession as washers and fittings could leak from lack of use.  |
| 1004. | Property Information | <p>This is a free-standing home.</p> <p>Flat lot.</p> <p>FUNGAL ADVISORY: Fungal residue was observed. Certain types of fungi can have negative health effects on sensitive persons. If buyer has health concerns, we advise testing to determine the pathology of material observed and for appropriate repair.</p> <p>Baseline testing is available for an additional fee.</p> <p>Please contact our office at 760 323 3669 or 951 243 4022 for details.</p> |
| 1005. | Levels               | 1 story structure.   |
| 1006. | Estimated Age        | This structure is approximately 22 years of age.   |
| 1007. | Weather              | Clear. Hot.  |
| 1009. | Start Time           | 9:00 AM.   |

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## Exterior

Step #	Component	Comment
1103.	Exterior Wall Cladding	Stucco. Common cracks observed.
1104.	Trim	Styrofoam accent trim.  Veneer stone.  Peeling paint observed.
1105.	Window & Frames	<b>Review.</b>  <b>1.</b> Fixed panel window at left side in the master suite is broken.  <b>2.</b> Displaced seal observed at transom window above slider.  <u>Monitoring for any condensation is advised</u>  <b>3.</b> One screen is missing and screening material at several locations is torn.  Reviewed by a licensed glazing contractor is suggested.
1106.	Exterior Door(s)	Serviceable.
1107.	Gutters/Downspouts	Not Present.
1108.	Fences/Gates	Block.  <u>See pool.</u>
1109.	Electrical	GFCI protection present for safety. Regular testing is advised. See Bathroom at Hall.
1110.	Electric Meter	Located at the left side of garage.
1111.	Gas Meter	Located at the left side of garage.
1112.	Exterior Faucets	Serviceable.

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1113.      Sprinkler      Sprinklers are or were previously spraying the structure at several locations. This can cause damage and moisture deterioration to the structure. We suggest adjusting sprinkler heads away from structure to prevent damage and/or deterioration to the structure.
- Sprinklers on timer. Timing devices are beyond the scope of this inspection.  
We suggest client verify performance and operating procedures with seller prior to close.
1114.      Bell/Chime      Serviceable.
1115.      Lot/Grade Drainage      Underground drainage system. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client obtain information from sellers or verify that the drainage system functions properly prior to closing.
1116.      Foundation      Slab.
- A small crack was observed at left side behind the garage. No visible evidence of transference in structure. Cracks are not uncommon in expansive soils
- Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1118.      Patio      Serviceable.
1120.      BBQ      **Review.** Missing gas valve.
- We advise plumbers review for installing gas valve as required for safety.
- A gas shutoff is required at this location.
- A quick connect valve is provided.

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### Roof

Step #	Component	Comment
1201.	Methods Used to Inspect	Concrete tile-Observed from ground. Sloped. To prevent damage to the roof tiles, the roof was observed from the ground and other accessible areas. Certain areas may not be visible from the ground. This is a limited review due to these conditions. A review by a licensed roofing contractor is advised if buyer requires a detailed evaluation. Visible damage (if any) will be described in conditions section.
1203.	Exposed Flashings	Serviceable. As visible.
1204.	Skylights	Not Present.
1205.	Conditions	<p><b>Review.</b></p> <p><b>1.</b> Gaps at mitered outside corners will allow water entry. This appears to have been an original and improper installation.</p> <p><b>2.</b> Several tiles have slid from original position. This can expose the waterproof membrane to solar deterioration.</p> <p>We advise review for repair and evaluation of areas not clearly visible to the inspector, by a licensed roofing contractor.</p>
1208.	Roof Penetrations	<p><b>Review.</b> We suggest roofers review for sealing all through penetrations as part of general maintenance.</p> <p><u>See Attic.</u></p> <p>As visible.</p>

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### Garage

Step #	Component	Comment
1301.	Type	Two car tandem garage.
1306.	Floor/Slab	Concrete.
1307.	Garage Doors	<u>Securing loose insulation panels is advised.</u>  Metal roll up panel.  Insulated.
1308.	Garage Door Hardware	Serviceable.
1309.	Door Openers	This garage door opener is equipped with infrared safety reverse hardware which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
1310.	Windows	Not Present.
1311.	Fire Door	Self-closure installed as a safety feature.
1312.	Exterior Door(s)	Serviceable.
1313.	Fire Wall	<b>Review.</b> Fire rating is compromised due to the gaps at both sides at base of the water heater. This is a safety concern.  To restore the fire rating, we advise sealing these gaps as necessary,  <u>See Walls.</u>  As visible.

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1314.      Walls                      **Review.** Water damage with related fungal residue was observed at water heater platform.
- We advise removal of all damaged materials, disinfecting the area and replacing as new. This will require removal of the water heater to properly access damaged materials at wall and platform.
- Replacing with 5/8" fire rated drywall is advised as required.
- See Water Heater in the Plumbing section.
- See advisory in property information section.
1315.      Ceiling                      Serviceable. Drywall.
1316.      Electrical                      GFCI protection present for added safety.



## AmeriSpec

### Plumbing

Step #	Component	Comment
1701.	Shut Off and Water Pressure	<p>Water pressure was within the normal operating range of 40-80 psi</p> <p>Pressure was 58 psi.</p> <p>Main shut off is located at front.</p> <p>A pressure regulator is provided.</p>
1702.	Supply Lines	<p><b>Review.</b></p> <p><b>1.</b> Corrosion, rusting and leaking was visible at water heater fittings at the time of inspection.</p> <p>We advise review by a licensed plumber for repair or replacement, as necessary.</p> <p><b>2.</b> We suggest adding urethane foam insulation sleeves over any exposed water piping for increased efficiency.</p> <p><u>See Garage walls.</u></p> <p>Copper.</p>
1703.	Plumbing Waste	Public waste.
1707.	Venting/Water Heater	Serviceable. As visible.
1710.	Seismic Straps	Seismic straps meet State requirements.
1710.	Water Heater	<p>Gas water heater observed.</p> <p>Unit is located at the garage.</p> <p>Cold water shutoff valve observed.</p> <p>Gas shutoff valve is installed.</p> <p>Temperature pressure valve with proper discharge pipe is installed.</p> <p>Unit has a 50-gallon capacity.</p>
1712.	Comments	An electronic circulation pump is provided at water heater.

**AmeriSpec****Electrical**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1801.	Main Service Drop	Service entrance is underground.
1802.	Main Electrical Panel	<p>Main breaker rating is 200 amps.</p> <p>Main disconnect is provided at panel.</p> <p>Breakers provided for over current protection.</p> <p>No futures available for expansion.</p> <p>In some situations, alterations may allow for adding wafer type breakers.</p> <p>Circuit breaker wiring is copper where accessible.</p> <p>System appears to be properly grounded.</p>
1803.	Solar	<p>Solar array and related components were observed. This is a specialized system that is not a part of this inspection.</p> <p>Review with seller for all operations and related information is advised.</p>
1805.	Smoke Detectors	<p><b>Review.</b> Several smoke detectors have been removed</p> <p>We advise installing new dual phase hardwired with battery backup units and ensuring all units respond in series as required.</p>
1807.	Electrical Comments	<p>Due to recent painting, numerous light fixtures, trim and bulbs have been removed throughout the home.</p> <p>We advise electricians review for proper installation.</p>

**AmeriSpec****Heating/Air Conditioning**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1901.	Heating	Lennox brand.  Two split systems were observed.  Heaters are gas fired.  Gas shutoff observed near each unit.
1902.	Burner Chambers	Partially visible.
1903.	Exhaust Venting	<b>Review.</b> The left side heater vent pipe is in contact with roof sheathing  <u>A one-inch minimum clearance from combustible material is required. Trimming seating away from the vent is advised.</u>
1905.	Thermostat	Serviceable. Two thermostats were observed.
1906.	Distribution/Ducting	Serviceable.
1910.	Air Conditioning	Two complete systems were observed.  Electric disconnect observed near each unit  Lennox brand.  Temperature differentials were within the normal operating range of 15-20 degrees as observed from a representative number of locations. Systems operated properly at time of inspection.
1915.	CO Comments	Two C.O detection units are provided in this structure.  A wireless control system is provided in the attic for both systems. We advise reviewing product operations.  Consumer friendly pull out fuses are provided at each AC condenser.

## AmeriSpec

### Kitchen

Step #	Component	Comment
2301.	Floor	Ceramic tile.
2302.	Walls/Ceiling	Unable to determine condition of drywall below the replaced sink base decking. The outer wall of this location appears intact with no damage visible. <u>See cabinets.</u>
2306.	Electrical	<p><b>Review.</b></p> <p>1. Wiring for stove and oven is not installed properly and is a safety concern. Wires should be secured in the available to the junction box and a blank cover plate should be installed.</p> <p><u>This indicates non-professional installation and should be reviewed and repaired by a licensed electrician.</u></p> <p>2. Outlet located in cabinet at right side of the stove is improperly installed outside its junction box and is at or near contact with combustible material. This is usually a cabinet installer's defect.</p> <p><u>We advise electricians review for installing a tapered junction box extension or for enlarging cabinet back to allow outlet and cover plate to finish with drywall as originally installed.</u></p> <p>3. Replacing missing outlet cover pate at island is advised.</p> <p>Ground fault interrupters are installed for safety.</p>
2307.	Cabinets	<p><b>Review.</b> Sink base has been replaced and the installed deck shows some water damage.</p> <p>No leaks were present at time of the inspection.</p>
2308.	Counter Tops	Serviceable.
2309.	Sinks	Serviceable.
2310.	Faucets	Serviceable.

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2311. Traps/Drains/Supply Serviceable.
2312. Disposals Serviceable.
2313. Dishwasher Dishwasher was operational. Dishwasher was tested using normal operating procedures, unit operated properly at time of inspection. Dishwashers most commonly fail internally at the pump, motors or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only. We recommend that client operate this unit prior to close.
2315. Stove/Cook Top **Review.** Installing cap at gas valve in cabinet, is advised for safety. Unused valve can easily be accidentally moved from stored items.
- Built in. Electric. Newly installed
- See Electrical.
- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning.
2316. Ovens Electric. Self-cleaning. This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. Client should verify its operation with seller prior to closing.
- The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
2317. Hood/Fan **Review.** Exterior vent not connected.
- We advise proper installation of vent to available exterior vent. To ensure proper venting and for efficiency.

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2318. Microwave

The rack was not observed in the microwave.

Built in. Microwave oven was tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. A leak detector was used in and around unit. Efficiency testing is beyond the scope of this inspection.

## AmeriSpec

### Master Bathroom

Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
2402.	Floor	Ceramic tile.
2403.	Walls/Ceiling	Serviceable. As accessible and visible.
2405.	Doors	Serviceable.
2406.	Windows	Serviceable. Fixed.
2407.	Electrical	Ground fault interrupter installed for safety.
2408.	Exhaust Fan	Serviceable.
2409.	Conditioning Source	Central heating/cooling.
2411.	Tub Surround	Ceramic tile.
2413.	Tub Faucet	Serviceable.
2415.	Shower Surround/Pan	Ceramic tile walls. Fiberglass pan.  Shower pan was filled with approximately 1-2 inches of water and tested for leaks during the inspection. Visible examination of the shower pan and surrounding areas was inspected for leaks. No visible leaks were observed at the time of inspection. This is not a warranty.
2416.	Shower Door	Serviceable.
2417.	Shower Faucet	Serviceable.
2418.	Sinks	Serviceable.
2419.	Sink Faucets	Serviceable.
2420.	Traps/Drains/Supply	Serviceable.

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2421. Toilet Serviceable.

2422. Counter/Cabinets Serviceable.

2423. Tub/Whirlpool **Review.**

**1.** After filling the tub, water was observed inside the access panel.

Water was not water present after trying the faucets and checking fittings.

The inspector is unable to determine source.

Plumbers review for repair is advised.

**2.** We advise securing interior access panel for safety.

A GFI outlet is located inside of the exterior access panel.

Jetted tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines are not normally fully accessible and were inspected from access panel only.



**AmeriSpec****Bathroom at Hall**

Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2403.	Walls/Ceilings	Serviceable. As visible and accessible.
2405.	Doors	Ceramic tile.
2406.	Windows	Serviceable.
2407.	Electrical	<u>The GFI in this bathroom is the master for several other locations including the powder room and master bathroom and exterior outlet.</u>
2408.	Exhaust Fan	Not Present.
2409.	Conditioning Source	Central heating/cooling.
2411.	Tub Surround	Serviceable.
2412.	Tub Enclosure	Serviceable.
2413.	Tub Faucet	Serviceable.
2418.	Sinks	Serviceable.
2419.	Sink Faucets	Serviceable.
2420.	Traps/Drains/Supply	Serviceable.
2421.	Toilet	Serviceable.
2422.	Counter/Cabinets	Serviceable.

## AmeriSpec

### Powder Room

Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
2402.	Floor	Ceramic tile.
2403.	Walls	Serviceable.
2404.	Ceiling	Serviceable.
2405.	Doors	Serviceable.
2406.	Windows	Not Present.
2407.	Electrical	Ground fault interrupter installed for safety.
2408.	Exhaust Fan	Serviceable.
2409.	Conditioning Source	Central heating/cooling.
2418.	Sinks	Serviceable.
2419.	Sink Faucets	Serviceable.
2420.	Traps/Drains/Supply	<b>Review.</b> Leak observed at the sink drain assembly.  <u>See cabinet.</u>  Plumbers repair is advised.
2421.	Toilet	Serviceable.
2422.	Counter/Cabinets	<b>Review.</b> The vanity cabinet is not secured to the wall.  We advise securing to prevent leaks and for safety.  <u>See Drains.</u>

## AmeriSpec

### Laundry Area

Step #	Component	Comment
2501.	Floor	Ceramic tile.
2502.	Walls	Serviceable.
2503.	Ceiling	Serviceable.
2504.	Doors	Serviceable.
2505.	Windows	Not Present.
2506.	Cabinets/Shelving	Serviceable.
2507.	Laundry Tub/Sink	Serviceable.
2508.	Faucets	<b>Review.</b> Water supply is not connected.  Plumbers repair is advised.
2509.	Electrical	Serviceable.
2510.	Washer Hookups	Washing machine was not present/tested at the time of inspection, therefore, no test was performed on the washer drain line to determine if line was draining properly. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this drainage system, as drain lines can become blocked at any time without warning.
2511.	Dryer Hookups	<b>Review.</b> The dryer vents vertically. For enhanced safety and function, we suggest client consider installation of a lint trap. A lint trap is a device that fits behind the dryer and collects lint that exits past the lint screen inside the dryer. This device was not required when home was constructed and is suggested as a safety enhancement. If not elected to install, we advise cleaning vent on a regular basis.  Gas shutoff valve is installed. A 220-dryer outlet is provided.
2512.	Exhaust Fan	Serviceable.

**AmeriSpec****Bedrooms**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2601.	Floors	Carpet. Ceramic tile.
2602.	Walls	Recently painted.
2603.	Ceilings	Serviceable.
2604.	Doors	<u>Panel at door at right front bedroom is loose.</u>  We suggest client consider installing any missing doorstops.
2605.	Windows	See Exterior section.
2606.	Electrical	<b>Review.</b>  <b>1.</b> The switches used to power a 1/2 hot outlet at all bedrooms except the master, are not connected to the switch.  <u>This indicates non-professional installation and is usually easily repaired.</u>  Electricians review and repair is advised.  <b>2.</b> Ceiling fan in master bedroom wobbles and has a buzzing sound.  We advise review for repair as necessary.  Pre-wired for ceiling fixtures.
2608.	Conditioning Source	Forced air register.
2610.	Closets	<u>Damaged shelf board observed in the master bedroom closet.</u>

**AmeriSpec****Interior Rooms**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2601.	Floors	Ceramic tile.
2602.	Walls	Recently painted.
2603.	Ceilings	Serviceable.
2604.	Doors	Serviceable.
2605.	Windows	See Exterior Section.
2606.	Electrical	<p><b>Review.</b> The switch used to power a 1/2 hot outlet in the great room is not connected to the switch.</p> <p>This appears to be a three-way switch system.</p> <p><u>This indicates non-professional installation and is usually easily repaired.</u></p> <p>Electricians review and repair is advised.</p>
2608.	Conditioning Source	Forced air registers.
2610.	Fireplace	<p>A damper block is installed for added safety.</p> <p>Ensuring damper is open when in use is advised.</p> <p>Gas shutoff valve is provided.</p>

**AmeriSpec****Attic**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2701.	Methods Used to Inspect	Accessible. Visible/accessible areas were observed.
2702.	Framing	Trusses.
2703.	Sheathing	O.S.B. Oriented Strand Board.
2704.	Evidence of Leaking	<b>Review.</b> Water stain below sewer vent at left side of access observed.  <u>See Roof.</u>
2705.	Insulation	Blown-in insulation.
2706.	Ventilation	Eave vents. Hooded roof vents.
2708.	Electrical	Serviceable. As visible.
2709.	Distribution/Ducting	Serviceable. As visible. Ducts/Registers.

## Pool Equipment & Area

Pool inspections consist of a visual and operational test of the items listed below. Items, components, or systems not listed are not included in this inspection. It is not a warranty, guarantee, or certification on the pool/spa or its equipment. It is not a code compliance inspection nor are manufacturers' specifications for installation, operation, or repairs a part of this report. This pool/spa report is a visual inspection and operational test of the "above ground" equipment only as listed in our Inspection Agreement. Inspection of pool/spa surfaces for defects, cracks, holes, damage, or deterioration is not within the scope of this inspection. All underground or concealed equipment, including all plumbing and electrical lines that are not accessible or visible to the inspector, as well as all underground leaks, are excluded from this report. As with all mechanical equipment, it can fail at any time without notice. Inspectors cannot determine future failures. All maintenance and repairs should be performed by a licensed/qualified pool/spa specialist to ensure safety.

Step #	Component	Comment
1501.	Decking	Serviceable. Concrete.
1502.	Walkways	<b>Review.</b> Cover at cleanout skimmer does not fit flush.  Review and repair for safety is advised
1503.	Tile	Tile appears intact.
1504.	Dive Board/Slide	Not Present.
1505.	Handrails	Not Present.
1506.	Fences/Gates	<b>Review.</b> Auto closing springs at both gates need more tension to ensure gates close and latch without assistance,

1507. Electrical

**Review.****1.** Double tapping observed at two breakers.

Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers or result in loose connections and overheating of the breaker or connections.

This indicates non-professional installation.

As this represents a safety concern, we advise a review by a licensed electrician prior to close.

**2.** We advise installing a screw in plug at the junction box, as required.

Equipment bonding wire is installed.

1508. Lights

**Review.****1.** The pool light did not respond to the switch inside of the electric service panel.

Electricians review is advised as a functioning light is required for safety.

GFI installed at pool light was operational.

1509. Receptacles

Serviceable.

1510. GFCI

GFI responded to test. Regular testing is advised.



1511. Heater **Review.**
- 1.** Heater was nonresponsive
- Review by a licensed HVAC contractor is advised.
- 2.** No slip joint provided at pool heater piping.
- Removing concrete from contact with gas piping at the ground level is advised as a slip joint is required for seismic safety.
- IRC # 26003.3 and UPC # 313.2
- "Piping shall not be imbedded directly in concrete"  
"Provide for expansion and contraction"  
Review. Located at the left side of garage. No slip joint provided at pool heater piping.
- 3.** Cleaning sand build up is advised.
- A gas shutoff is located at this unit.
1512. Filter System Filter is the cartridge type. Filter was not accessed for inspection. Periodic cleaning/replacing of filter cartridge is required.
1513. Pump Circulation.
1514. Motor Multi-speed motor was in operation.
1515. Timer System The controls for this motor are located at the motor.
- Did not test. To prevent alteration of calculated timed operations we do not alter existing schedules. We suggest buyer confirm operating conditions and procedures, prior to close.

## 1517.      Comments

**Review.** Several window alarms were observed on shelf in the master bathroom.

We advise replacing and ensuring operation for added safety.

**New safety recommendations set by the State of California advise installing and maintaining door and window alarms and evaluating the need for direct pool area fencing as applicable.**

We advise buyers to consider all safety options, including door and gate alarms. Review of local and State requirements is advised.

Auto fill was operational.

Anti-vortex drain caps are provided.

SPECIAL OPERATING PROCEDURES; We do not operate valves or timers as this can affect existing schedules. We suggest confirming operation procedures with owners or a pool technician to determine special requirements for maintenance and operation. We do test other manual operations and address any concerns in the review comments.



//2019

**SUMMARY REPORT**

Summary #: 13128

Client Name:

Dwelling Address:

Inspector: Joe Lockhart

This summary is designed to evaluate selected conditions of the inspected structure. To eliminate confusion, we suggest that requests for repairs by a third party should be made on a separate form. This summary lists the most relevant items found during the physical inspection and may not contain items that are deemed as common maintenance items and other suggestions and recommendations. This summary is a courtesy only and should be compared against the full report to ensure that all items our client may consider important are addressed. The full report takes precedent over the summary report.

**Review.** Items that need further evaluation for repair or replacing.

To review a contractor's license and insurance status, go to [www.cslb.ca.gov](http://www.cslb.ca.gov) and click on "**Instant License Check**"

**Exterior**1105. Window &  
Frames**Review.**

1. Fixed panel window at left side in the master suite is broken.



2. Displaced seal observed at transom window above slider.

Monitoring for any condensation is advised.



3. One screen is missing and screening material at several locations are torn.

Reviewed by a licensed glazing contractor is suggested.

1113. Sprinkler

Sprinklers are or were previously spraying the structure at several locations. This can cause damage and moisture deterioration to the structure. Suggest adjusting sprinkler heads away from structure to prevent damage and/or deterioration to the structure.

1116. Foundation

A crack was observed at left side behind the garage. No visible evidence of transference in structure. Cracks are not uncommon in expansive soils



1120. BBQ

**Review.** Missing gas valve. We advise plumbers review for installing gas valve as required for safety.

**Roof**

1205. Conditions

**Review.**

**1.** Gaps at mired outside corners will allow water entry.  
This appears to have been an original and improper installation.



2. Several tiles have slid from original position. This can expose the waterproof membrane to solar deterioration.



We advise review for repair and evaluation of areas not clearly visible to the inspector, by a licensed roofing contractor.

1208. Roof  
Penetrations

**Review.** We suggest roofers review for sealing all through penetrations as part of general maintenance.

See Attic.

**Garage**

1307. Garage Doors

Securing loose insulation panels is advised.

1313. Fire Wall

**Review.** Fire rating is compromised due to the gaps at both sides at base of the water heater. This is a safety concern.

We suggest sealing these gaps as necessary, to restore the fire rating.

See Walls.



## 1314. Walls

**Review.** Water damage with related fungal residue was observed at water heater platform.

We advise removal of all damaged materials, disinfecting the area and replacing as new. This will require removal of the water heater to properly access damaged materials at wall and platform.

Replacing with 5/8" fire rated drywall is advised as required.

See Water Heater in the Plumbing section.

See advisory in property information section.



**Plumbing**

## 1702. Supply Lines

**Review.**

1. Corrosion, rusting and leaking was visible at the fittings at the water heater at the time of inspection.

We advise review by a licensed plumber for repair or replacement, as necessary.



2. We suggest adding urethane foam insulation sleeves over any exposed water piping for increased efficiency.

See Garage walls.



**Electrical**

1805. Smoke Detectors **Review.** Several smoke detectors have been removed

We advise installing new dual phase hardwired with battery backup units and ensuring all units respond in series as required.

1807. Electrical  
Comments

Due to recent painting, numerous light fixtures, trim and bulbs have been removed throughout the home.

We advise electricians review for proper installation.

**Heating/Air Conditioning**

1903. Exhaust Venting **Review.** The left side heater vent pipe is in contact with roof sheathing

A one-inch minimum clearance from combustible material is required.



1915. Heater & CO  
Comments

1. Two C.O detection units are provided in this structure.
2. A wireless control system is provided in the attic for both systems. We advise reviewing product operations.



3. Consumer friendly pull out fuses are provided at each AC condenser.

**Kitchen**

2302. Walls/Ceiling      Unable to determine condition of drywall below the replaced sink base decking. The outer wall of this location appears intact with no damage visible.

2306. Electrical      **Review.**

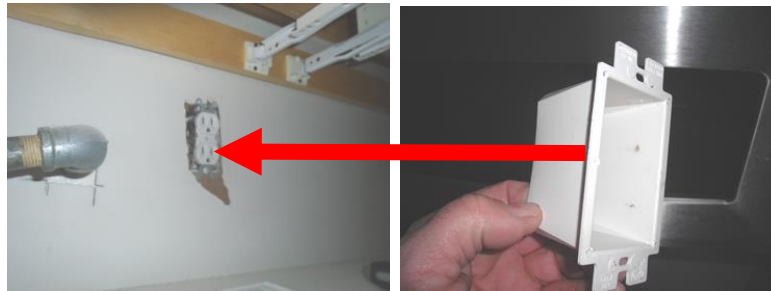
**1.** Wiring for stove and oven is not installed properly and is a safety concern. Wires should be secured in the available conduit to the junction box and a blank cover plate should be installed.

This indicates non-professional installation and should be reviewed and repaired by a licensed electrician.



2. Outlet located in cabinet at right side of the stove is improperly installed outside its junction box and is at or near contact with combustible material. This is usually a cabinet installer's defect.

We advise electricians review for installing a tapered junction box extension or for enlarging cabinet back to allow outlet and cover plate to finish with drywall as originally installed.



3. Replacing missing outlet cover plate at island is advised.

2307. Cabinets

**Review.** Sink base has been replaced and the installed deck shows some water damage.

No leaks were present at time of the inspection.

2315. Stove/Cook Top

**Review.** Installing cap at gas valve in cabinet is advised for safety.



2317. Hood/Fan

**Review.** Exterior vent not connected.

We advise proper installation of vent to available exterior vent.  
To ensure proper venting and for efficiency.

**Master Bathroom**

2423. Tub/Whirlpool

**Review.**

1. After filling the tub, water was observed inside the access panel.

Water was not water present after trying the faucets and checking fittings.

The inspector is unable to determine source.

Plumbers review for repair is advised.



2. We advise securing interior access panel for safety.



### **Powder Room**

2420.  
Traps/Drains/Supply

**Review.** Leak observed at the sink drain assembly.

See cabinet.

Plumbers repair is advised.

2422. Counter/Cabinets **Review.** The vanity cabinet is not secured to the wall.

We advise securing to prevent leaks and for safety.

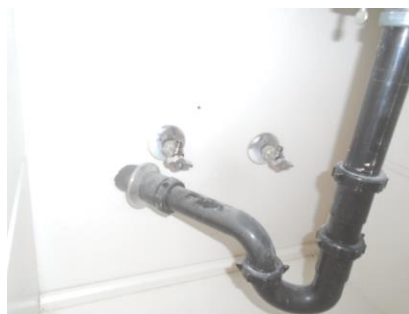
See Drains.

### **Laundry Area**

2508. Faucets

**Review.** Water supply is not connected.

Plumbers repair is advised.



**Bedrooms**

2604. Doors

Panel at door at left front bedroom is loose.



2606. Electrical

**Review.**

1. The switch used to power a 1/2 hot outlet at all bedrooms except the master are not connected to the switch.

This indicates non-professional installation and is usually easily repaired.

Electricians review and repair is advised.

2. Ceiling fan in master bedroom wobbles and has a buzzing sound.

We advise review for repair as necessary.

2610. Closets

Damaged shelf board observed in the master bedroom closet.

**Interior Rooms**

2606. Electrical

**Review.** The switch used to power a 1/2 hot outlet great room is not connected to the switch.

This appears to be a three-way switch system,

This indicates non-professional installation and is usually easily repaired.

Electricians review and repair is advised.

### **Attic**

2704. Evidence of Leaking

**Review.** Water stain below sewer vent at left side of access observed.

See Roof.



### **Pool/Spa Equipment & Area**

1502. Walkways

**Review.** Cover at cleanout skimmer does not fit flus. Review and repair for safety is advised.



1506. Fences/Gates

**Review.** Auto closing springs at both need more tension to ensure gates close and latch without assistance.





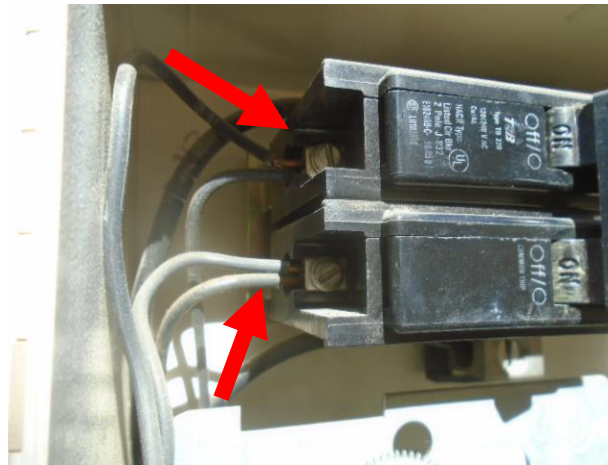
## 1507. Electrical

**Review.****1. Double tapping observed at two breakers.**

Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers or result in loose connections and overheating of the breaker or connections.

This indicates non-professional installation.

As this represents a safety concern, we advise a review by a licensed electrician prior to close.

**2. We advise installing a screw in plug at the junction box as required.**



## 1508. Lights

**Review.**

1. The pool light did not respond to the switch inside of the electric service panel.

Electricians review is advised as a functioning light is required for safety.

## 1511. Heater

**Review.**

1. Heater was nonresponsive

Review by a licensed HVAC contractor is advised.

2. No slip joint provided at pool heater piping.

Removing concrete from contact with gas piping at the ground level is advised as a slip joint is required for seismic safety.

IRC # 26003.3 and UPC # 313.2

"Piping shall not be imbedded directly in concrete"

"Provide for expansion and contraction"

Review. Located at the left side of garage. No slip joint provided at pool heater piping.



3. Cleaning sand build up is advised.

## 1517. Comments

**Review.** Several window alarms were observed on a shelf in the master bathroom.

We advise replacing and ensuring operation for added safety.

See additional comments in your full report.