

# First Shield Home Inspections



**12345 Anyplace, Lancaster, CA,**

**Prepared For: & John Smith**

**Inspector: Andrew Jenkins**

**Date of Inspection: 1/10/2024**



[www.FirstShieldHomeInspections.com](http://www.FirstShieldHomeInspections.com)

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# Inspection Details

## Climatic Conditions

It was clear at the time of the inspection.  
The temperature was in the 50's at the start of the inspection.

## Property Type Being Inspected

This is a wood framed building.

## Stories

There is one story.

## Utility Service

The utilities were on at the time of the inspection.

## Occupancy

The property is vacant.

## Comments

The Client was present.

The buyer's agent was present.

The property appears to be vacant. In some situations this has lead to unforeseen conditions such as defects in the Drain/waste/vent line system, electrical system, HVAC system, and plumbing systems that may not become evident until the property is occupied and under normal use again. Things like a sewer scope or chimney video inspection or specialist inspection could be done for further information on the different systems of this home.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing, mechanical systems, as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

During this inspection there may be items discovered that require further inspection as well as subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot, wood damage and deterioration, as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

# Plumbing System

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property.

It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined.

The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

## Main Water Shutoff Location and Type

The main water shutoff is at the front of the building.



## Main Water Supply / Pressure Regulator

No pressure regulator was observed at the main line where it enters the structure. Sometimes they are installed in other areas. It is advised to check with a licensed plumbing specialist to determine if there is one on the system or not.

The home water supply pressure was approximately 70 PSI at the time of inspection. This is within the recommended range of 40 – 80 PSI.



Rusting pipe



70 PSI

### Interior Water Line Material

There are galvanized steel pipes mixed in with the copper supply lines in areas of the home. Galvanized steel rusts from the inside out and will eventually fail over time. There is also a reaction that takes place when copper is connected to galvanized steel without a proper fitting that can ultimately cause failures at these connections.

### Interior Water Line Condition

There are areas where the galvanized steel pipes are rusting and corroding. These are signs of excessive deterioration and could lead to reduced water flow in areas and / or system failure.

### Drain /Waste / Vent Line Materials

The majority of the piping is concealed in / under the floor or the walls and its full composition could not be determined.

### Drain / Waste / Vent Line Condition

A visual & physical inspection of the waste lines found them to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded, leaking, or damaged. There are areas of the piping that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted. No representation is made of their internal condition.

### Hose Faucets

A visual & physical inspection of the exterior hose faucets found them to be functioning as expected at the time of inspection.

### Gas Meter Location

The gas meter was located on the left side of the building.

There is no automatic seismic gas shut-off valve on the main gas line. This may not need to be installed in this municipality at the time of sale.



### Gas System Condition

A visual & physical inspection of the Gas System found it to be functioning as expected at the time of inspection. This means the lines that were seen were not severely corroded or leaking etc. There are areas of the piping that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted. No representation is made as to the internal condition or function of the gas lines or meter.

### Water Supply Pipe Comments

There are additional plumbing comments covering the kitchen and bathroom fixtures. Please see the kitchen and bathroom sections of the report for additional information.

### Drain Line Comments

There is a distinction between Waste Lines and Sewer lines. Both systems take the drain/waste water away from sinks and toilets in the home to the city sewer. The Waste Lines are located under the house. They can be visible in the crawl space or buried under ground. They can be composed of different materials such as but not limited to **ABS**, Galvanized metal, Cast Iron, and **PVC**. The Sewer Lines start 2 feet outside the house and extends to the city sewer. These can be composed of a few different materials such as but not limited to ABS, Concrete, Clay, Cast Iron. A typical sewer line inspection is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the waste/drain lines under the house, using a smaller video camera system. This is a separate specialty inspection.

### Recommendations

It is advisable to have a licensed plumbing specialist examine the system and make all needed repairs. This would ensure the home has a properly functioning plumbing system. It is possible that when the plumbing specialist examines the system, they will find more problems as this is a general inspection. This inspection is not designed to list every fault in the system, but refer it over to the licensed specialist when problems are noted in the system.

# Sewer Line

This inspection focuses on the main sewer line which is the pipe exterior to the structure and extends from the building to the city sewer connection. This is the last point where the drain lines connect and the waste water is carried through to the street. Specifically this is the main sewer line which is viewed by the camera during the course of the inspection. The findings of this inspection are based on the opinions and observations of the inspector and reflect the conditions discovered during the course of the inspection.

## Access Location

The access is at the front of the building.



## Access Material

The clean out access is made of ABS.

## Sewer Line Material

The sewer line is a mix of different materials - ABS & Clay.

## Sewer Line Condition

**Roots intruding into a clay system are common and can normally be maintained with regular sewer line cleanings provided they are not excessive or causing damage to the pipe.**

**The line is holding water from 32' to 53'.**

## Main Utility Sewer Location

The main utility sewer connection is at front city street.

## Recommendations

A licensed plumbing specialist should be contacted as a full evaluation is needed of the sewer line system.

## Sewer Line Video Link

### Observations:

Youtube Video Link:

<https://youtu.be/tSLawrsngt4>

# Water Heater 1

The inspection of the water heater focuses on the operation and safety aspects. There are many different components that make up this part of the plumbing system.

Typically a gas water heater lasts 10-12 years. Some last many more years depending on water quality and other factors. The inspection will involve testing the hot water inside the house and a visual inspection of the water heater itself.

Newer tankless type heaters have less components to test and the inspection of these types of heaters will involve mainly operational items. The installation manual for these heaters should be referred to to determine proper clearances, gas pipe sizing and correct sizing for the number of fixtures it is servicing.

All water heaters need maintenance and occasional flushing to remove sediment buildup. The installation manuals for all water heaters should be referred to.

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of individual use.

## Type and Location

There is a gas fired hot water heater

The water heater is located in the garage.



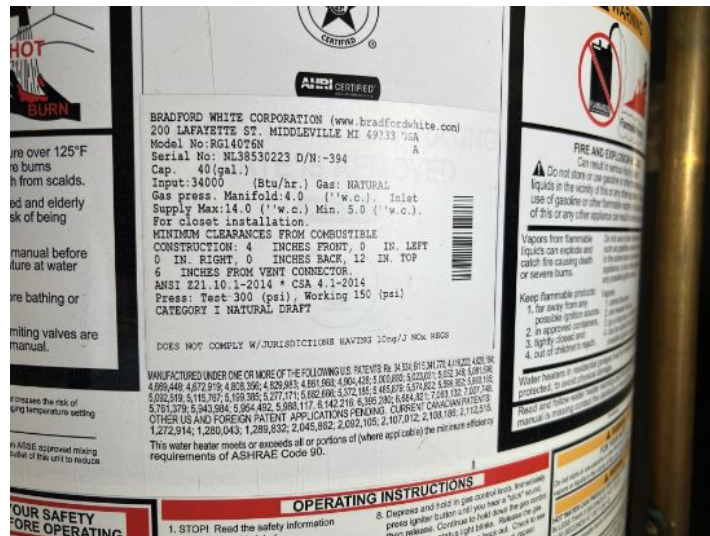
## Age and Size

This water heater is 8 years old.

The water heater is 40 gallons



## Water Heater Data Plate



Manufactured - 2016 / 40 gallon

## Water Heater Condition

A visual and physical inspection of the hot water heaters condition found this system to be functioning as expected at the time the of inspection. No representation is made as to the internal condition or function at this time.

## Seismic Strapping & Support

The straps are loose and need to be secured.

## Temperature / Pressure Relief Valve

A visual inspection of the Temperature / Pressure Relief valve found this system to be functioning as expected at the time of inspection.

## Combustion Air Supply

A visual inspection of hot water heaters **combustion air** supply found it to be functioning as expected at the time of inspection.

## Venting

The vent line is disconnected and exhaust gases from the water heater are escaping. This is a safety hazard and needs to be repaired.



# Electrical System

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## Type of Electrical Service.

The electricity is supplied by an underground line from the power pole to the building.

The home is supplied with 110/220 Volt power. Regular power outlets found throughout a home are wired to 110v while only a few outlets are wired to 220v which are used for washers, dryers, stoves etc. They both are grounded; thus, they have safety features built into them.

## Electrical Service to the Building.

The electrical service wires are located underground. Other than the power being on, there is no way to know the condition of these lines.

## Main Panel Location

The main electrical panel is located at the rear of the building.



## Main Panel Amperage

There is 200 amps for this building from the main panel.

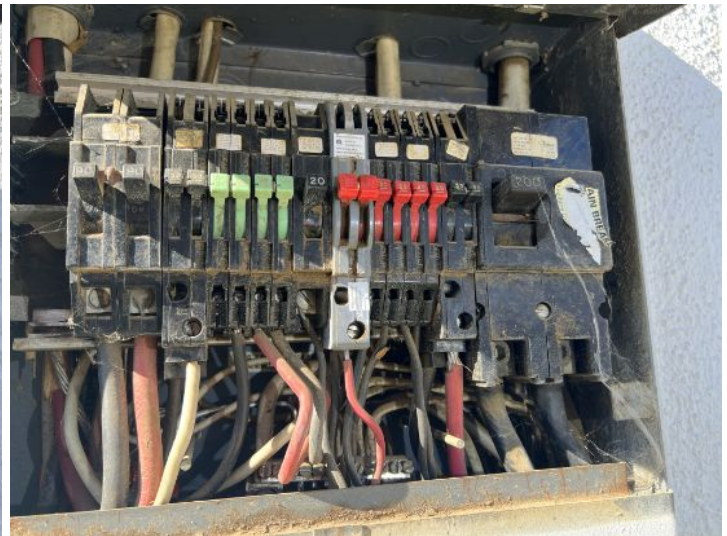


200 amps

### Main Electrical Panel Condition

The dead front cover on any electrical panel is what is seen when you open up the cover that protects inside the panel. This is typically held in place with 4 to 6 screws, installed at the sides and corners of the panel. These screws are missing. This is an inexpensive fix that can improve the safety of the panel.

**There are knock-outs missing in the main electric panel leaving open spaces in the dead front cover which leaves exposed live electrical items as a result. This is an inexpensive fix to correct but should be repaired to make the panel more safe.**



### Main Panel Circuit Protection

The circuit breakers in the main electric panel are not fully labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.

This main electric panel is an older Zinsco system which has been known to contain faulty breakers when compared with similar panels of the same age. These panels are pose a potential fire safety concern. Further evaluation is recommended by a licensed electrician to evaluate the panel for repair or replacement.

## Grounding System

The connection of the grounding wires to the grounding system is not seen. It may be connected to the electrical system in an area that was not visible.

## Type of Wiring

The wiring in the building includes aluminum wires.

The wiring is sheathed in a plastic coating. This is the current standard covering for electrical wiring.

## Condition of Wiring

A visual inspection of the wiring condition found this part of the system to be functioning as expected at the time of inspection. There are areas of wiring that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted.

## Electrical Outlets

**There is one or more outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.**

**There is one or more outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially harm any device or appliance that is plugged into them.**

**There is one or more outlets that have no power to them and are not working in areas of the home.**



Entry



Living room - NOT WORKING



Living room - HOT / NEUTRAL REVERSED



Kitchen



No coverplate - in garage.



Bathroom 1



Master bedroom



Master bathroom



Bedroom 1



Bedroom 1 - NOT GROUNDED



Bedroom 2

## Electrical Switches

There are some mystery switches in areas of the home and it is not known what they control.

## Light Fixtures

There are light fixtures that did not work when tested. This can sometimes be a burnt out bulb, but it is not known exactly why they are not working.

## Smoke Detectors

There are smoke detectors present in the standard locations at the time of inspection. It is noted these are not tested as part of a general visual inspection. (These are often times certified by a licensed specialist)

## Carbon Monoxide Detectors

Carbon Monoxide detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors in each bedroom, outside each sleeping area within 12 feet of the doors to the bedrooms. These are also needed on Each additional story of the dwelling including basements and habitable attics but not including crawl spaces and uninhabitable attics. Carbon monoxide detectors are also required in rooms with a fireplace. It is advised to check with the local municipality to determine their requirements.

## Comments



Wires in the garage. It is unknown where they go. It is recommended to have a licensed electrician follow these to determine their source.

## Recommendations

It is advisable to have a licensed electrician examine the system and make all needed repairs. This would ensure the home has a properly functioning electrical system. It is possible that when the electrician examines the system, they will find more problems as this is a general inspection. This inspection is not designed to list every fault in the system, but refer it over to the licensed specialist when problems are noted in the system.



# Heating and Cooling 1

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 55 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not considered to be built in units and therefore not inspected.

## Heating Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is on the exterior while the furnace is on the interior or in a closet on the outside of the home.

There is a forced air natural gas fueled system.

There is a heating system located in the garage.



### Furnace Data Plate



Manufactured - 2019

### Heating System Condition

There is no sediment trap on the gas line coming into the furnace. Please see the glossary for an explanation of a Sediment Trap.



120 deg F



107 deg F



118 deg F

### Combustion Air Supply

A visual inspection of the heating systems combustion air supply found it to be functioning as expected at the time of inspection.

### Venting

A visual inspection of the venting for the heating system was found it to be functioning as expected at the time of inspection.

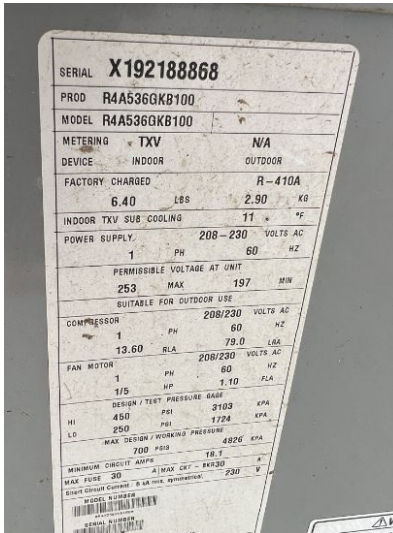
### Cooling Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is located on the exterior while the furnace is on the interior or in a closet on the outside of the home.

The condenser is at the rear of the building.



## Condenser Data Plate



Manufactured - 2019

## Cooling System Condition

The temperature outside was in the 50's. This is too cold to run the condenser for any length of time without causing damage.

## Condensate Drain Line

There is no secondary condensate line installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is typically a main condensate line to do this and a back up in case the primary line fails.

The condensate drain line does not have a proper trap installed. This should be added for improved efficiency and operation of the condensate drain line.



## Thermostat Location and Condition

A visual and physical inspection of the thermostat found it to be functioning as expected at the time of inspection.



### Ducting & Grills

There are some deteriorated and worn areas of duct insulation.



### Air Return & Filter

The air filter is damaged and will need to be replaced with a new filter.



# Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

## Roof Style

The roof is a sloped type with a pitch to it.



## Roof Materials.

The roof surface contains composition shingles.

## Roof Access

The roof was walked on to inspect it.

## Roof Covering Condition

There are areas of displaced, damaged, and deteriorated shingles.

There are screw heads exposed on the roof surface. Not only will this allow them to rust, but it is a potential leak hazard. This is generally considered a poor and unreliable installation method.

The composition shingles are older, deteriorating, and losing their surface granules. It may be nearing the time to replace this roof covering.



Exposed screw heads



Roof antenna is pulling away from bolting / fascia.

## Exposed Flashing

The flashings have been covered over with mastic, this usually means these have potentially leaked in the past. Mastic over time dries out and begins to crack which means the seal has been broken. This is a temporary solution and will require regular ongoing maintenance to help ensure moisture doesn't enter the roof / attic system at this point.

The chimney flashing is deteriorated in areas.



## Gutters / Drains

There are areas that have no gutter system to take the roof water properly off and away from the structure.

## Type of Roof Framing

The roof has truss style framing in it.



## Condition of Roof Framing

A visual inspection of the roof framing condition found it to be functioning as expected at time the of inspection.



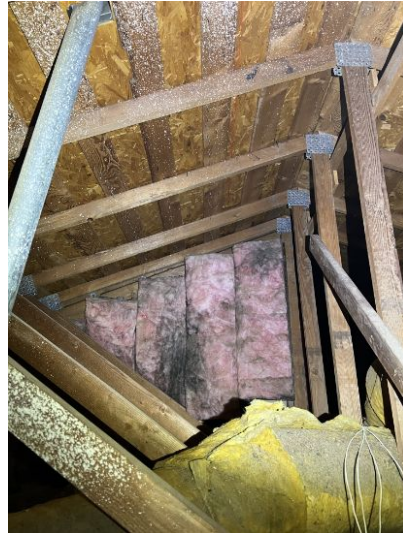
# Attic

## Attic Area and Access Condition

There is an attic space over part of the floor plan of the building.

## Attic Condition

The attic has wood shingle debris in it. This occurred when the old wood roof was removed and pieces of it fell in the attic and were not cleaned up. Ideally this should be removed as this can extra food for "termites".





Debris

### Attic Ventilation

There are small areas (where the roof joins a side wall) that are open to the outside, but have no screens on them. This may allow animals or insects to enter.



Area is open to the attic.



In the garage

### Attic Insulation

The insulation in the attic is the Fiberglas batt type.

# Foundation

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

## Slab on Grade

The building is on a concrete slab.

**There are areas where a damaged or cracked slab can be felt through the finished floor. This needs to be checked out with the finish flooring removed - living room.**



Crack felt in floor - living room

## Cripple Walls

There are no cripple walls used in this type of foundation.

## Foundation Bolting

The building would be bolted due to the age and type of construction. The areas where the bolts are located are covered so the size and spacing could not be seen.

## Comments

A standard property inspection cannot determine the potential of the structure to experience future problems such as, geological conditions, the potential of the underlying soils to experience movement, water flow, or whether the soil is stable. If more information is required regarding this geological conditions, it is advised to retain a Geo-Technical specialist who can provide a more detailed report.

# Exterior

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

## Exterior Wall Covering

The exterior surfaces of the main building are a combination of different materials. These include: Stucco, Wood panels

## Exterior Wall Condition

There is typical cracking in the exterior stucco wall covering.

The exterior wood siding is deteriorated in areas.

**There are gaps or holes in the stucco wall covering that need to be corrected to keep out pests and moisture.**



Hole in exterior - covered with cardboard.



Hole in exterior

## Exterior Trim Material

The exterior trim is made of wood.

## Exterior Trim Condition

The exterior trim has areas of peeling and weathered paint.

The exterior trim is deteriorated in areas.



Exterior Exterior Trim Condition

## Eaves, Soffet & Fascia

The eaves are open. An eave is the edge of the roof that overhangs the exterior siding. Parts of an eave include the soffit, which is the underside of your roof's eaves, and the fascia, the vertical facing board.

The fascia is deteriorated in areas.

The rafter tails are deteriorated in areas.



The rafter tails are deteriorated in areas.



The rafter tails are deteriorated in areas.

## Porch Materials

### Observations:

There is a wood frame supporting the porch.

There is a concrete base supporting the porch.

The porch surface is made of concrete.

## Porch Condition

### Observations:

A visual inspection of the front porch found it to be in a serviceable condition at time the of inspection.

## Comments

The exterior of the building has general deferred maintenance and needs some cleanup and repairs.

The doorbell ringer is missing some parts.



The doorbell ringer is missing some parts.



# Doors and Windows

Doors and windows are tested as to operation using normal operations and procedures. No representation is made regarding structural integrity or whether the door/window seals are weathertight.

In the case of newer door and window installation the mounting hardware and waterproofing seals are generally covered with finish materials. Where these items have not been covered comments made be made as necessary.

## Exterior Door Type

The exterior door frames are made of a combination of materials.

## Exterior Door Condition

There are sliding doors that are old and worn.

The screen door in the master bedroom is on backwards, with the handle on the opposite side of where it should be.

## Interior Door Type

There are wood doors throughout the interiors of the home.

## Interior Door Condition

There are closet doors that are damaged, not hung properly, and missing rail guides.



Bedroom 1 - closet doors

## Window Type

The windows throughout the home are made of metal.

The windows glass is a single pane type.

## Window Condition

The windows are worn and the finish is wearing off in areas.

Some windows do not have locking mechanisms. They are locked in place with screws.

There are windows that are missing their screens.



Screws being used as lock



Bent frame

# Chimney / Fireplace

This is a detailed visual inspection of the areas accessed during the inspection only. There is no destructive testing during the course of this inspection. Smoke tests, the building of fires and similar tests are not performed as part of this investigation. The chimney/fireplace components are not dismantled as part of this inspection.

Our purpose is to inform the client of any potentially hazardous conditions. The scope of this examination is to determine if the appliance and/or chimney has been damaged or has contributing damage caused by a sudden event, improper use, improper construction, erosion or age. The scope of this inspection does not require drafting characteristics or construction evaluation and does not include the testing of the gas line. Do not rely on this report as a full evaluation of the following appliance(s) and chimney(s), as the scope is limited to type of inspection performed and accessible areas.

The fireplace/chimney should be cleaned, serviced and inspected regularly. Depending on use this may be yearly or more often. After a seismic event the fireplace and chimney should be inspected by an unbiased chimney inspector that will not benefit from repairs performed.

Client understands that the inspection of a chimney would normally include walking on a roof but that some roofs are inaccessible due to height, slope of the roof or type of materials used which could be damaged. Client understands that in this case the Inspector will make the best attempt to access via ladder where permissible, otherwise the visual inspection of the exterior is conducted from the ground or other vantage point.

The service recommendations that we make in this report ideally should be completed by licensed specialists who may very well identify additional defects or recommend some upgrades that could affect your property decisions.

## Definition of Terms:

### Fire Safety Risk;

It is the inspectors opinion that this is a potential fire safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable and due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### Structural Safety Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### Operational Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate

action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### Chimney Location

The chimney is at the right side of the home.



### Chimney Material

The chimney is made of brick.

### Chimney Condition

The chimney has areas of minor cracking noted. When pushed, the chimney does not move. These do not appear to be significant at the time, but these will need to be checked often to ensure these cracks don't worsen and lead to bigger problems. A chimney specialist could be consulted for a full evaluation.



### Chimney Crown

There are cracks in the concrete chimney crown that will need repair.



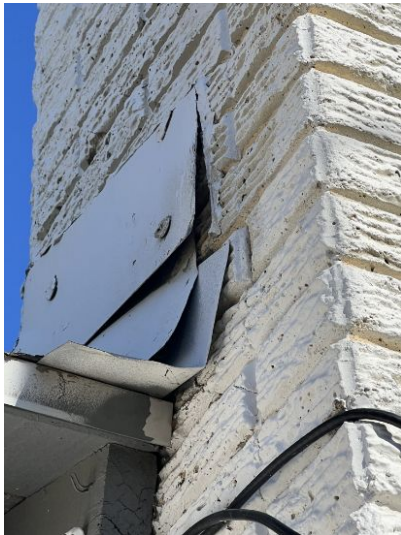
### Spark Arrestor

The chimney has screen on it as a spark arrestor. This is non-standard as the screens do not prevent water intrusion, and they may clog. There needs to be a proper weather proof spark arrestor installed as per current standards.



### Chimney Flashing

The chimney flashing is deteriorated and rusty in areas.



## Flue

### Observations:

The flue is dirty. This should be cleaned before use.

## Fireplace Opening



## Fireplace Locations

There is a fireplace located in the Living Room.  
This is a masonry fireplace.

## Firebox

There is some deterioration to the firebox back wall area, this does not appear to be a fire safety concern at this time. Some re grouting and filling of cracks with a fire rated grout is advised to ensure future fire safety.

There is a crack at the side wall of the firebox that needs minor maintenance.



### Damper

A visual inspection and test of the damper found it to be in a serviceable condition at time the of inspection.

### Log Grate

There is no log grate within the firebox area. This is needed so that proper positioning of the fuel can be maintained.

### Gas Log Lighter

There is no gas log lighter. This is only a wood-fire fireplace.

### Mantle

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

### Hearth

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

### Screens

There is no screen at the fireplace opening, this is needed for fire safety.

### Recommendations

It is advised to consult a chimney/fireplace specialist regarding the condition of the system.

# Garage

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

## Type of Garage

The garage is attached to the home.

This is a two car garage.

## Garage Roof Condition

The garage roof is the same condition as the buildings roof.

## Garage Door Type

The garage door is the sectional door type.

## Garage Door Condition

A visual inspection of the garage door condition found it to be in a serviceable condition at time the of inspection.

## Garage Door Hardware

A visual inspection of the garage door hardware to be in a serviceable condition at time the of inspection.

## Garage Door Opener.

A visual inspection of the garage door opener to be in a serviceable condition at time the of inspection.

## Door Condition

The door between the garage and the living space has a closer on it but it is not functioning properly. It needs a working spring hinge or a closer to close and latch the door.

The exterior side door has a board screwed across it, possibly as a security / locking measure.





The exterior side door has a board screwed across it, possibly as a security / locking measure.

### Garage Floor

There are cracks in the garage floor slab that are typical for the age and style of construction. These cracks can be aggravated by settlement and earthquake activity.

There is an accumulation of oil stains on the floor slab of the garage.

### Garage Interior

The garage interior has areas of moisture stains on the walls.

There are areas of possible mold and mildew observed on the water heater stand. This can be cleaned locally or replaced.



Stains



There are areas of possible mold and mildew observed on the water heater stand. This can be cleaned locally or replaced.



Stains

# Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

## Driveway

There are cracked areas in the driveway that are typical for the age and style of construction.

## Walkways

There are tree root systems causing shifting and cracking of the walkways in areas.



## Pergola

### Observations:

There is some deterioration from water at the base of the posts that hold up the trellis overhang.

There are areas of weather beaten and peeling paint.

There are areas of deterioration on the trellis cover.

**The back framing has been attached to the roof with nails. This is not a reliable method to attach the pergola to the house. A different method of attaching to the pergola to the house should be explored.**



The back framing has been attached to the roof with nails. These penetrations may allow for water intrusion. A different method of attaching to the pergola to the house should be explored.

### Landscaping

A visual inspection of the landscaping found it to be in a serviceable condition at time the of inspection.

### Drainage

Flat site

There is evidence of improper drainage on the site in areas. The site is a relatively flat site, it is expected that there will be some areas where water will pool during rainy periods.

### Fencing & Garden Walls

The gates are worn and damaged and operate poorly.

There are areas of step cracking noted on the block fencing. Step cracking will usually point to an area of movement in the wall. This is can be indicative of uneven, moisture-related settling.

There are garden brick walls that are leaning, missing bricks and/or have step cracking in them.



There are garden brick walls that are leaning, missing bricks and/or have step cracking in them.



Right side gate - missing locking mechanism



Step cracking



Damaged block wall



Damaged gate - right side

## Interiors

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

### Interior Rooms

The rooms that were inspected include the: Living room, Dining room, Kitchen, Laundry room, Bedrooms, Bathrooms.



Living room



Dining room



Master bedroom



Bedroom 1



Bedroom 2

### Interior Trim

A visual inspection of the interior trim found it to be in a serviceable condition at the time of inspection.

### General Floor Condition

The carpet is stained in areas.



### Interior Comments

There are areas of stress cracks in the ceilings and walls.

There are areas of past patching and painting. The seller could be consulted on the history of these areas.

There are some areas where there have been temporary "fixes" for things. It appears that non-standard repair practices were used when these fixes were made.

**The decorative pony-wall at the entry is not secured properly and is loose.**



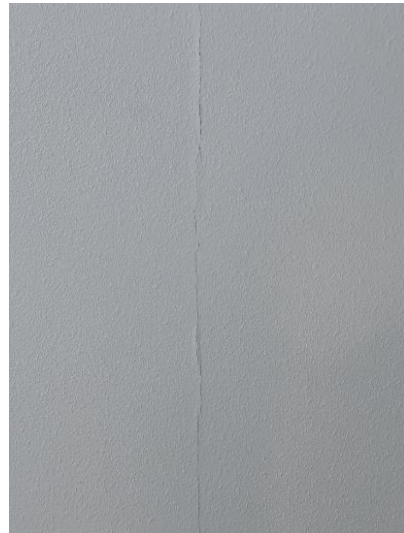
The decorative pony-wall at the entry is not secured properly and is loose.



There are some areas where there have been temporary "fixes" for things. It appears that non-standard repair practices were used when these fixes were made. - Under kitchen sink.



Patching



Stress crack - living room



Closet of bedroom 1.



# Kitchen

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected.

## Photo



## Counters

The counter has stains in areas.



## Cabinets

There are areas of general wear to the cabinets.

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

## Sink

An inspection of sink found it to be in a serviceable condition at the time of inspection.

## Faucet

An inspection of the faucet found it to be in a serviceable condition at the time of inspection.

## Sink Drain

A visual inspection of the sink drain found it to be in a serviceable condition at the time of inspection.

## Garbage Disposal

An inspection of the garbage disposal found it to be in a serviceable condition at the time of inspection.

## Dishwasher

The dishwasher is an older model appliance.

The water from the dishwasher is coming out of the **air gap** during the drain cycle. This is many times a blocked drain pipe from the dishwasher to the waste line and may need the rubber drain hose replaced. It is near the end of its expected useful life.



## Stove Condition

The kitchen has an electrical stove (cooktop and oven).  
The stove is an older model.



## Ventilation Fan

The ventilation fan is the type that recirculates the air after as it passes through the filter, and then back into the room. There is no exhaust to the exterior.

Non-standard corrugated flexible materials are being used as the range hood exhaust vent pipe. Typically, a smooth wall material should be used.



## Microwave

The microwave is loose and needs to be secured properly.



# Laundry

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Any water shutoff connections are not tested for operation due to the possibility of leaking.

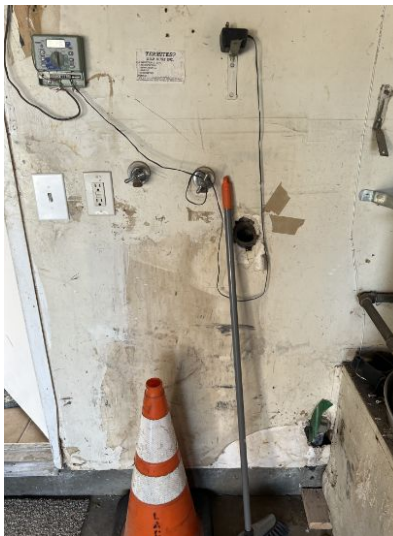
Dryer vent pipes are inspected externally only where visible. Due to fire safety concerns it is recommended that any dryer vent pipes be cleaned throughout and that this cleaning be done every year As a routine maintenance item.

## Laundry Location

The Laundry is in the Garage.

## Clothes Washer Hookups

There are washer hook ups present, but they were not tested due to there being no washer machine present at the time of inspection.



## Clothes Dryer Hookups

Both electrical and gas hookups were observed in the laundry area so that either type of clothes dryer could be used.

There are dryer hook ups present, but they were not tested due to there being no dryer machine present at the time of inspection.



Electric



Gas

### Laundry Area

A visual inspection of the laundry area found it to be in a serviceable condition at the time of inspection.

# Bathroom 1

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

## Photo



## Bathroom Location

This bathroom is located in the hallway.

## Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

## Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

## Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

## Bathroom Cabinets

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.



### Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

### Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

### Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

### Toilet

**The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.**

**The toilet is leaking at the tank.**

### Bathroom Ventilation

**The bathroom exhaust fan did not work at the time of inspection.**

### Bathtub

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

### Tub Walls

A visual inspection of the tub walls found them to be in a serviceable condition at the time of inspection.

### Tub Enclosure

There is no enclosure for the shower at this time. It is noted that a shower rod and curtain can be used in this space.

### Fixture Condition

The shower diverter does not divert all the water from the tub to the shower when in operation and much of it is still going to the tub.





## Bathroom 2

### Photo



### Bathroom Location

This bathroom is located in the master bedroom.

### Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

There are areas of past patching and painting on the walls and/or ceiling. The seller could be consulted on the history of these areas.

### Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

### Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

### Bathroom Cabinets

A visual inspection of the cabinets found them to be in a serviceable condition at the time of the inspection.

### Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

### Sink Faucet

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

### Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

### Toilet

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

### Bathroom Ventilation

The window is used as ventilation.

### Fixture Condition

**The hot and cold faucet handles are reversed and should be corrected for safety, the cold should be on the right.**

### Shower Walls

A visual inspection of the tub walls found them to be in a serviceable condition at the time of inspection.

### Shower Enclosure

The sliding doors are not sliding well. The wheels may need replacement or adjustment.

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Sewer Line</b>		
Page 6	Sewer Line Condition	<p><b>Roots intruding into a clay system are common and can normally be maintained with regular sewer line cleanings provided they are not excessive or causing damage to the pipe.</b></p> <p><b>The line is holding water from 32' to 53'.</b></p>
<b>Water Heater 1</b>		
Page 8	Venting	<p><b>The vent line is disconnected and exhaust gases from the water heater are escaping. This is a safety hazard and needs to be repaired.</b></p>
<b>Electrical System</b>		
Page 11	Main Electrical Panel Condition	<p><b>There are knock-outs missing in the main electric panel leaving open spaces in the dead front cover which leaves exposed live electrical items as a result. This is an inexpensive fix to correct but should be repaired to make the panel more safe.</b></p>
Page 11	Main Panel Circuit Protection	<p><b>The circuit breakers in the main electric panel are not fully labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.</b></p> <p><b>This main electric panel is an older Zinsco system which has been known to contain faulty breakers when compared with similar panels of the same age. These panels are pose a potential fire safety concern. Further evaluation is recommended by a licensed electrician to evaluate the panel for repair or replacement.</b></p>
Page 12	Electrical Outlets	<p><b>There is one or more outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.</b></p> <p><b>There is one or more outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially harm any device or appliance that is plugged into them.</b></p> <p><b>There is one or more outlets that have no power to them and are not working in areas of the home.</b></p>

<b>Foundation</b>		
Page 26	Slab on Grade	There are areas where a damaged or cracked slab can be felt through the finished floor. This needs to be checked out with the finish flooring removed - living room.
<b>Exterior</b>		
Page 28	Exterior Wall Condition	There are gaps or holes in the stucco wall covering that need to be corrected to keep out pests and moisture.
<b>Grounds</b>		
Page 42	Pergola	The back framing has been attached to the roof with nails. This is not a reliable method to attach the pergola to the house. A different method of attaching to the pergola to the house should be explored.
<b>Interiors</b>		
Page 46	Interior Comments	The decorative pony-wall at the entry is not secured properly and is loose.
<b>Kitchen</b>		
Page 49	Dishwasher	The water from the dishwasher is coming out of the <b>air gap</b> during the drain cycle. This is many times a blocked drain pipe from the dishwasher to the waste line and may need the rubber drain hose replaced. It is near the end of its expected useful life.
<b>Bathroom 1</b>		
Page 55	Toilet	The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.  The toilet is leaking at the tank.
Page 55	Bathroom Ventilation	The bathroom exhaust fan did not work at the time of inspection.
<b>Bathroom 2</b>		
Page 58	Fixture Condition	The hot and cold faucet handles are reversed and should be corrected for safety, the cold should be on the right.