Building Inspection Report

La Senda, Laguna Beach, CA

Inspection Date:
3/9/09

Prepared For:
John & Jane Doe

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an occupied, four-level, 4+ year old (approximate age) home of approximately 5,000+ sq. ft. The home appears to be an extensive remodel of an original structure of indeterminate age. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. Please remember that there is no such thing as a perfect home.

Additions/Modifications appear to have been made (excavation of the crawl space for an exercise room addition, Tankless water heater, upper level air conditioning unit, etc.). Client is advised to review all permits including certificates of completion prior to close of escrow.

The residential unit appears to be part of a community managed by a Home Owners Association (here after referred to as the HOA). The inspection will be limited to a visual evaluation of the systems/components located within the dwelling unit named above. The condition of "common elements" (such as, but not limited to: stairs, walks, recreational areas/equipment, site condition, structural stability, drainage systems and all common areas on the property) are not a part of this inspection report. Any observations made relative to common areas have been provided as a courtesy only and should be addressed to the HOA or their representative. A careful review of the HOA's Performa Operating Budget, Reserve Study (a requirement of the California Civil Code section 1365 & 1365.5 and Department of Real Estate) and C.C. & R's should be performed. Collectively, these documents will provide (a): a statement of present funds and a funding strategy to cover future major repairs/replacements, (b): awareness as to the anticipated remaining life expectancies of major components/systems, (c):disclosure of pertinent facts effecting the current condition and market value of the residence, common elements/areas and (d): pending/existing litigation. It is suggested that the seller and the HOA be consulted regarding known past defects and their required corrective work. As well, approved or anticipated special assessments should also be addressed.

The subject property is situated atop a steep slope prone to weathering and erosion. An evaluation of soil stability is outside the scope of this inspection. Client is advised to obtain further information from a geologist and/or soils engineer.

INSPECTION/PRESENTATION ATTENDEES

__X__ Client ___ Client's Agent __X__ Seller ___ Seller's Agent

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- **Major Concern:** denotes a major improvement recommendation that is uncommon for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes an area where further investigation and/or monitoring are needed. **REPAIRS MAY BE NECESSARY**. During the inspection, there was insufficient information. **Improvements cannot be determined until further investigation or observations by appropriate specialists.**

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

NOTE: For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

IMPORTANT NOTE – PLEASE READ: The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the CREIA ® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.** Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns

further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of the Inspection.

1. **Safety Issue/Major Improve:** The tankless water heater's location within a cabinet apart of the master bedroom suite may not be allowed. The master bedroom suite includes the sleeping area, bathroom and walk -in closet from which a hallway (housing the tankless heater) continues to the exercise room. Although this appliance's location is two rooms removed from the bedroom, it might be considered non -conforming as gas appliances may not be located within areas that are only accessible from sleeping quarters as is the case here. Further, the appliance's supply of combustion air is suspect; suggest further review by a licensed plumbing contractor and a Noritz manufacturer representative prior to the close of escrow or contingency period.
2. **Safety Issue:** The tankless water heater does not have safe clearance from combustible materials as specified on the manufacture's installation label. The unit sits within a wall stub framing bay and is within 3 -6 inches from wood at the top, sides and front. This condition should be improved for safety reasons as tankless water heaters can radiate excessive heat; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
3. **Safety Issue:** The tankless water heater exhaust vent pipe discharges below wood decking and may require additional clearance from combustibles as well from the adjacent combustion air intake duct serving the lower level forced air heating unit; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
4. **Safety Issue:** The living room N wall W French door opens to a drop -off and requires the doors be sealed closed or provided an interior railing (an exterior deck will blo ck the side-yard steps); suggest improving as needed.
5. **Safety Issue:** A hanging light fixtu re was noted over the master bathroom whirlpool tub and should be replaced with a flush mounted fixture; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
6. **Safety Issue:** The wood stairway at the S side-yard lacks a railing at the N side and should be provided as this presents a serious drop-off hazard.
7. **Major Improve:** Repairs to the slate roofing are recommended through out as a number of loose, missing and damaged tiles and subsequent nail exposure was observed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary; suggest further review by a licensed roofing contractor prior to the close of escrow or contingency period.
8. **Improve:** Leak noted at the whirlpool tub pump fitting; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
9. **Improve:** Detached crank arm noted at the upper level bath window; suggest improving.
10. **Improve:** The openings in the upper stairway and landing railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
11. **Improve:** Waste pipes exposed at the W slope are secured with tie-down straps and/or have separating connections; suggest improving.
12. **Improve:** Loose crank hardware noted at the living room S wall casement window; suggest improving.
13. **Improve:** The dirty air fil ters serving the HVAC units should be replaced. The lower heating unit filter is damaged and difficult to remove.
14. **Improve:** Storage noted atop both of the heating unit's ducting should be removed to prevent damaged to the system,
15. **Improve:** Insufficient so il/hardscape clearance from the "Weep" screed (a horizontal metal lip at the base of the stucco wall finish) noted. "Weep" screeds should be provided 2 inches clearance from hardscape and 6 inches from soil; suggest improving where needed (entry patio planter). Weep screeds allow water that soaks through the stucco to drain down the underlayment and exit the wall just above the foundation. Improper clearance can contribute to the corrosion of the metal screed, deterioration of the underlayment, provide a conveyance for insects and allow percolating water at the foundation to enter the structure and compromise the wood.
16. **Improve:** Wood deterioration noted at the S side-yard wood stairway stringers; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
17. **Improve:** The overhead garage door's auto reverse sensors requires adjustment as they did not reverse the door; suggest improving.
18. **Monitor:** The capacity of the air conditioning system may prove to be marginal durin g the warmer days. The air conditioning unit is rated at 3 -tons—good for 1,500 to 1,800 sq. ft. Here, given the two levels with their high -volume ceiling areas served by this unit, a 4½ -ton unit may be preferred. Without performing detailed heat gain ca lculations actual conditions are difficult to predict. No improvements are recommende d at this time; however, one should expect this unit to cycle for a lengthy period to meet the "demand" temperature.
19. **Monitor:** The branch electrical panel's disconnect wi thin the main panel was noted to buzz/vibrate a bit which can suggest a failing breaker; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
20. **Monitor:** The home site is provided exposed caissons at the W end atop the slope. Between each caisson, hea vy wood timbers retain the soil. Some of the lower timbers show deterioration. Further, the steel brackets/saddles used to the secure the deck show deterioration as well. The wall and hillside should b e evaluated by a geo-technical engineer prior to the close of escrow or contingency period.

THE SCOPE OF THE INSPECTION

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. Weather conditions leading up to the inspection hav e been relatively dry.

All components desig nated for inspection in the CREIA ® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sa mple of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Important note:

Due to the potential for water damage to personal property, Beachside Property Inspection does not physically test main water valves, under-sink angle stops or water heater fill valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to the close of escrow.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete •Slab on Grade
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Closet •Attic Method Of Inspection: Entered - Inaccessible Areas

STRUCTURAL COMPONENT OBSERVATIONS

The spans of all visible joists appear t o be within acceptable limits. The building exhibits no evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

- **Improve: A** door should be provided at the attic entry (upper level stairway landing closet) .
- **Monitor:** Tight cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
- **Monitor:** Wall finishes inhibited verification of anchor bolts/seismic assemblies. However, given the age of the building, such features are presumed to be present.
- **Monitor/Improve:** A majority of visible roof rafters were noted to be notched at the ridge board/beam connection to allow the use of floor joist metal hangers as fastening hardware. Floor jois t anchors should not be used in this application as the rafter notch effectively acts as a split and can lead to additional rafter damage; suggest further inquiry with the builder prior to the close of escrow or contingency period. Split rafters were noted.
- **Monitor:** The home site is provided exposed caissons at the W end atop the slope. Between each caisson, heavy wood timbers retain the soil. Some of the lower timbers show deterioration. Further, the steel brackets/saddles used to the secure the deck show deterioration as well. The wall and hillside should be evaluated by a geo -technical engineer prior to the close of escrow or contingency period.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre -inspection contract, this is a vi sual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural co mponents was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or stor age restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Roll Roofing •Slate •Number of roofing layers observed: One
Chimneys: •Metal Below Siding
Gutters and Downspouts: •Copper •Full Installation
Method of Inspection: •Viewed From Ladder At Eave

ROOFING OBSERVATIONS

The roofing is considered to be in good condition. Roof flashin g details are good order. The installation of the roofing materials has been performed in a professional manner and better than average quality materials have been employed as roof coverings.

RECOMMENDATIONS / OBSERVATIONS

- **Major Improve:** Repairs to the slate roofing are recommended throughout as a number of loose, missing and damag ed tiles and subsequent nail exposure was observed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessar y; suggest further review by a licensed roofing contractor prior to the close of escrow or contingency period.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the pre -inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interio r finishes.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Terraced Grade atop a Steep Slope
Driveways:	•Stone/Pavers
Walkways / Patios:	•Concrete •Stone
Retaining Walls:	•Wood •Poured Concrete
Fencing:	•Block •Stucco
Porches, Decks, and Steps:	•Wood •Stone
Soffit and Fascia:	•Stucco •Wood
Wall Cladding:	•Stucco
Window Frames:	•Wood
Entry Doors:	•Wood •French •Sliding Glass
Overhead Garage Door(s):	•Wood •Automatic Opener Installed

EXTERIOR OBSERVATIONS

Generally speaking, the exterior of the home is in very good condition. The wood window frames are in generally good condition. The garage is fully finish es. The driveway and walkways are in good condition and finished with high end materials.

Please refer to a licensed Structural Pest Control operator for information regarding any activity of wood destroying pests and organisms as well as the condition of wood components at the subject property.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The garage door opener auto-reverse sensors should be located re-between 4 and 6 inches from the garage floor.
- **Safety Issue:** The wood stairway at the S side-yard lacks a railing at the N side and should be provided as this presents a serious drop-off hazard.
- **Safety Issue:** Proper fire separation between the garage and house proper is recommended. Cut -through fire-rated ceiling finishes noted above the central vacuum should be filled.
- **Safety Issue:** The living room N wall W French door opens to a drop -off and requires the doors be sealed closed or provided an interior railing (an exterior deck will block the side -yard steps); suggest improving as needed.
- **Improve:** The E side-yard steps present a trip hazard with their inconsistent riser heights. This is a safety concern that should be addressed.
- **Improve:** The overhead garage door's auto reverse sensors requires adjustment as they did not reverse the door; suggest improving.
- **Improve/Safety Issue:** Automatic garage door openers should display manufacture warning labels at the spring assembly, vehicle door center section as well as it's lower corners and adjacent to the wall button(s); suggest improving.
- **Improve:** Wood deterioration noted at the S side-yard wood stairway stringers; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Improve:** The sectional garage vehicle door should be provided two handles at the interior (lo wer panel and mid -level area panel); suggest improving.
- **Improve:** A number of screens are damaged/missing; suggest repair as needed.
- **Improve:** Insufficient soil/hardscape clearance from the "Weep" screed (a horizontal metal lip at the base of the stucco wall finish) noted. "Weep" screeds should be provided 2 inches clearance from hardscape and 6 inches from soil; suggest improving where needed (entry patio planter). Weep screeds allow water that soaks through the stucco to drain down the underlayment and exit the wall just above the foundation. Improper clearance can contribute to the corrosion of the metal screed, deterioration of the underlayment, provide a conveyance for insects and allow percolating water at the foundation to enter the structure and compromise the wood.
- **Improve:** The garage exterior service door rubs the jam; suggest improving.
- **Monitor:** A number of cracks were noted at various sections of the exterior stucco wall finish. This can be the result of insufficient curing of the undercoats , improper overlap of the paper-backed wire lathe, settling of the building, transitions between stucco application phases or "burning" of the top coat (excessively worked to a smooth finish), etc.; suggest further review by a licensed stucco contractor.

- **Monitor/Safety Issue:** Due to potential damage, testing of the garage door auto reverse feature's **resistance to pressure** when closing is beyond the scope of this inspection. Suggest seller demonstrate operability of the auto reverse safety feature PRIOR TO THE CLOSE OF ESCROW. It is recommended that the seller use the manufacturer's suggested test procedure.
- **Monitor:** Exposure to the salt air has corroded a number of the deck railing details/mounts. The rails are well secured but should be monitored for future damage.
- **Monitor:** Wood framing for the S side-yard stairway is buried in the hardscape and prone to deterioration; suggest monitoring for improvements.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- **Automobile(s) in the garage restricted the inspection.**
- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•400 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Underground
Main Disconnect:	•Breakers •Located Exterior •Main Service Rating 400 Amps
Service Ground:	•Copper •Water Pipe Connection •Ufer Ground
Main Distribution Panel:	•Breakers •Located Exterior
Branch/Auxiliary Panel(s):	•Breakers •Located Laundry Room
Distribution Wiring:	•Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior •Bathroom(s) •Whirlpool •Garage •Kitchen
Arc Fault Circuit Interrupters:	•Electrical Panels

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Arc fault circuit interrupter (AFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of over -heating protection. Dedicated 220 volt circuits have been provided for all 220 volt appliances wi thin the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** A hanging light fixtu re was noted over the master bathroom whirlpool tub and should be replaced wi th a flush mounted fixture; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Safety Issue:** The dimming light switches noted at the stairway/hallways should be replaced with a toggle switch as the low dim setting will effectively extinguish the bulb s and render the opposing light switches useless.
- **Improve:** Suggest bonding the gas supply pipe to the cold & hot water piping. "Bonding" provides an unobstructed electrical path to the earth should these utili ties become accidentally charged; suggest further inquiry with a licensed electrician.
- **Improve:** The main electrical panel cover sill not fully latch closed (which requires sliding the cover up after swinging closed); suggest improving.
- **Improve:** No response from some of the lower deck lights; suggest improving.
- **Improve:** The whirlpool motor outlet should be secured to framing.
- **Monitor:** The branch electrical panel's disconnect within the main panel was noted to buzz/vibrate a bit which can suggest a failing breaker; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
- **Monitor:** Indeterminate function of the detached ground conductor noted within the main electrical closet; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
- **Monitor:** As with all large custom homes, the subject property has the requisite multi -switch, multi -location and redundant wall controls. Suggest owner inquiry for demo nstration of dedicated fixtures.
- **Monitor:** The two large knock-out openings at the electrical branch panel have been used to stuff thick bundles of electrical cable through to the panel interior and is not recommended. Up to three cables can be passed thr ough an appropriately sized, single knock -out passage and secured with a bushing; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period. Note: This would be a difficult correction as the wall would have to be opened up.
- **Monitor:** The master bedroom closet features low voltage lighting of which the system transformer was not located. Transformers generate heat and should be exposed at a convenient outlet.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- Determining the operability and effectiveness of any security system including, but not limited to, video cameras, sensors and alarms is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source: •Gas
Upper Heating System Type: •Forced Air **- Manufacturer:** Bryant **BTU Rating:** 100,000 **# Of Zones:** 1
Lower Heating System Type: •Forced Air **- Manufacturer:** Bryant **BTU Rating:** 100,000 **# Of Zones:** 1
Heat Distribution Methods: •Ductwork
Other Components: •Condensate Pump

HEATING OBSERVATIONS

The furnaces are estimated to be 4+ years old. The heating systems are in generally good condition. These are high efficiency heating systems. Adequate heating capacity is provided by the systems. The systems do not require a pilot light, thereby increasing its seasonal efficiency.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The dirty air filters serving the HVAC units should be replaced. The lower heating unit filter is damaged and difficult to remove.
- **Improve:** Storage noted atop both of the heating unit's ducting should be removed to prevent damaged to the system,
- **Improve:** Although the lower heating unit's condensate pump did operate, it's discharge point was not located; suggest further inquiry with the seller or builder prior to the close of escrow or contingency period.
- **Improve:** Missing installation manual noted at the forced air heating units. All appliances must provide the manufacture's installation and operation manual; suggest improving.
- **Monitor/Improve:** The lower heating unit's exhaust discharge (roof's S facing slope) may require a cap.
- **Monitor:** Excessive storage around the heating units inhibited their inspection.
- **Monitor:** Low air flow was noted within the master bedroom work-out room forced air heating registers. This may be due to this room addition's duct is drawing off a pre-existing ducting run originally configured for a smaller area.
- **Monitor:** The forced air heating units responded to normal operating commands.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- **We do not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among contaminants. As health is a personal responsibility, we recommend that indoor air quality be tested as a prudent investment in environmental hygiene particularly if you or any member of your family suffers from allergies or asthma.**
- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source: •240 Volt Power Supply
Upper Level System Type: •Air Cooled Central Air Conditioning **Location:** Exterior/Attic

SYSTEM OBSERVATIONS

Upon testing in the air conditioning mode, a normal temperature drop was observed. This suggests that the system is operating properly. The system responded properly to operating controls.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The capacity of the air conditioning system may prove to be ma rginal during the warmer days. The air conditioning unit is rated at 3 -tons—good for 1,500 to 1,800 sq. ft. Here, given the two levels with their high -volume ceiling areas served by this unit, a 4½ -ton unit may be preferred. Without performing detailed heat gain calculations actual conditions are difficult to predict. No improvements are recommended at this time; however, one should expect this unit to cycle for a lengthy period to meet the "demand" temperature.
- **Improve:** The HVAC condensing unit's elec trical disconnect box should be caulked to the wall (required when the line/service conductors pass through the back of the box).
- **Improve:** The HVAC condensing unit should sit upon a level platform 3 inches above the grade; suggest improving.
- **Monitor:** The air conditioning condensing unit's finish shows some deterioration from the salt air, however, the horizontal top of the unit may well be subject to high heat and moisture from the tankless water heater exhaust that discharges directly overhead.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

As prescribed in the pre -inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling sy stem was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one -time inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •R23 Fiberglass
Roof / Attic Ventilation: •None Visible

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- None at this time.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- **Insulation/equipment/framing within the attic restricted inspection of some electrical, plumbing and structural components.**
- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Unknown
Service Pipe to House:	•Copper •Service Pipe Size: 1 inch
Main Valve Location:	•Exterior
Supply Piping:	•Copper •Water Pressure: 70# static
Waste Disposal System:	•Unknown
Drain / Waste / Vent Piping:	•Plastic
Cleanout Location:	•Not Located
Water Heater:	**Manufacturer:** Noritz •Approximate age: <2 years •Gas •Location: Closet
Seismic Gas Shut-Off Valve:	•_____ Yes ___X___ No
Other Components:	•Whirlpool Tub

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experien ced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life. The plumbing fixtures appear to have been well maintained.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue/Major Improve:** The tankless water heater's location within a cabinet apart of the master bedroom suite may not be allowed. The master bedroom suite includes the sleeping area, bathroom and walk-in closet from which a hallway (housing the tankless heater) continues to the exercise room. Although this appliance's location is two rooms removed from the bedroom, it might be considered non-conforming as gas appliances may not be located wit hin areas that are only accessible from sleeping quarters as is the case here. Further, the appliance's supply of combustion air is suspect; suggest further review by a licensed plumbing contractor and a Noritz manufacturer representative prior to the close of escrow or contingency period.
- **Safety Issue:** All exterior hose bibs should provided vacuum breakers to prevent hose water from being drawn back into the home's water supply system.
- **Safety Issue:** The tankless water heater exhaust vent discharges belo w wood decking and may require additional clearance from combustibles as well from the adjacent combustion air intake duct serving the lower level forced air heating unit; suggest further review by a licensed plumbing contractor prior to the close of escro w or contingency period.
- **Safety Issue:** The tankless water heater does not have safe clearance from combustible materials as specified on the manufacture's installation label. The unit sits within a wall stub framing bay and is within 3 -6 inches from wood at the top, sides and front. This condition should be improved for safety reasons as tankless water hea ters can radiate excessive heat; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve/Safety Issue:** Whirlpool tub noted. As these tubs contain tap water without the benefit of harsh chemicals, a thorough cleaning upon move-in and every six months is recommended as organic deposits within the plumbing and pump can cause various viral and ba cterial infections. A solution of hot water and dishwasher soap should be circulated for 15 minutes, drained and flushed with cold water for another 15 minutes.
- **Improve:** Leak noted at the whirlpool tub pump fitting; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** Missing installation manual noted at the water heater. All appliances must provide the manufacture's installation and operation manual; suggest improving.
- **Improve:** The forced air heating unit(s) as well at the water heater gas supply pipes should be provided debris legs directly upstream of the appliance 's gas supply valves. These required 'traps' capture pipe dope, sediment, metal flakes, etc., within the system that can ent er and obstruct gas nozzles. This base of the sediment trap should have a removable cap for periodic servicing; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** Loose crank hardware noted at the living room S wall casement window; suggest improving.
- **Improve:** Waste pipes exposed at the W slope are secured with tie-down straps and/or have separating connections; suggest improving.
- **Monitor:** Ideally, fiberglass tubs should be provi ded a mortar base (verses stacks of wood scrap) to prevent deflection of the tub; suggest improving as needed.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster
Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Carpet •Tile •Wood •Stone
Doors:	•Raised Panel
Window Styles and Glazing:	•Casement •Double/Single Hung
Fireplace(s):	•Masonry Firebox •Gas
Kitchen Appliances Tested:	•Gas Range •Dishwasher •Trash Compactor •Waste Disposer •Exhaust Hood
Laundry Facility:	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The majority of the doors and windows are good quality. The floors of the home are relatively level and wa lls are relatively plumb. Most of the major appliances in the home are newer. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The openings in the upper stairway and landing railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Improve:** Detached crank arm noted at the upper level bath window; suggest improving.
- **Improve:** Suggest maintaining the grout/caulking at the master bathroom S sink countertop perimeter (as the cabinets framing settles/dries -out, the countertop top drops a bit opening a gap).
- **Improve:** Indoor laundry areas should include steel braided water s upply hoses, an over-flow drip pan for the washer and fire-rated flexible metal ducting material provide for the clothes dryer.
- **Improve:** Screens should be provided for the fireplace openings.
- **Improve:** Loose seat noted the lower level bathroom; suggest improving.
- **Improve:** Damaged tile finish noted at the whirlpool tub equipment access cover.
- **Improve:** There were no damper stops on the gas fireplaces. These are now a standard safety feature to minimize the possibility of exhaust gases entering the house.
- **Improve:** Loose crank hardware noted at the living room S wall casement window; suggest improving.
- **Monitor:** The fireplace throats are flat and not sloped to the flue which may cause poor drafting when burning wood.
- **Monitor/Safety Issue:** Smoke alarms(s) were noted at the bedrooms, hallway and at each floor. Contemporary building standards require smoke alarms. Depending on local building codes, alarms should be placed within and/or outside of all sleeping areas and at each level of multi -story structures. It is strongly recommended these installation standards be implemented. ***The alarms should be tested at the final walk-through, receive fresh batteries at move-in and be tested periodically.***
- **Monitor:** Although the trash compactor was tested, plunger pr essure cannot be determined.
- **Monitor:** Central vacuum systems are outside the scope of this home inspection; suggest seller demonstration.
- **Monitor:** The master bedroom work-out area and closet are partially subterranean and may be prone to moisture intrusion.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre -inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of m aterials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Assorted Photos

Weep screed needs additional soil clearance

Patch ceiling cuts in garage

Deterioration of the S side-yard stairway stringer (close-up below tread)

Stucco finish cracks

Deterioration of retaining wall timbers

Living room deck doors open to a drop-off

Missing slate roof tiles/exposed nails

Missing /damaged slate roof tiles & exposed nails

Assorted Photos

Missing slate roof tiles/exposed nails

Waste pipe secured with tie-down strap

Loosening waste pipe connection at W slope

"Buzzing" noted at the left 200 amp breaker

Detached ground conductor

Tankless water heater vent discharging below combustible deck framing

Leak at whirlpool pump connection

Assorted Photos

Damaged filter at lower forced air heating unit

Splits noted at roof joists

Tankless water heater in alcove without sufficient clearance from combustibles