

Building Inspection Report

Monogram, Long Beach, CA

Inspection Date:
4/10/09

Prepared For:
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Report Overview

THE HOUSE IN PERSPECTIVE

This is an occupied, multi-level, 40+ year old (approximate age) home. 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 (partial interior remodel, 2000+ sq. ft. of additions, mechanic, electrical, plumbing, etc.). Client is advised to review all permits including certificates of completion prior to close of escrow.

The pool and related equipment were not included within the scope of this inspection. A number of issues were noted: missing anti-vortex drain cover, missing heater vent pipe, gas/electrical conduit upon the ground, missing timer shock guard, missing timer box door, no GFCI protection for the pool light, equipment not bonded, cracked pool deck, diving board mount remnants, equipment within 36-inches of the home's main electrical panel, deteriorated shell plaster, etc.; suggest further review by a licensed pool contractor prior to the close of escrow or contingency period.

INSPECTION/PRESENTATION ATTENDEES

Client Client's Agent 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 west.

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. **Major Concern:** The home lacks a heating system. Although two bedrooms and the family room have heating units, the living room, W bedroom and master bedroom all lack heating from a mechanical system; suggest further review by a licensed HVAC contractor prior to the close of escrow or contingency period.
2. **Safety Issue:** The exterior and garage electrical branch panels are manufactured by Federal Pacific. These panels have been cited by the Consumer Product Safety Commission for design and installation defects. Further evaluation by a licensed electrician prior to the close of escrow or contingency period is strongly suggested to ensure continued safe operation. The performance/reliability of these older units is considered to be fully depreciated and should be replaced.

3. **Safety Issue:** The pilot light was off thereby preventing a test of the wall furnace at the time of the inspection. Because of the age of the wall furnace heating unit, the gas utility or a licensed heating contractor should inspect the heating unit heat exchanger prior to the close of escrow or contingency period.
4. **Safety Issue:** Gas connections for wall furnaces in seismic zones should include a hand cock shutoff valve and an AGA approved flexible stainless steel gas connection; suggest conforming installation as the improper use of rigid gas pipe was noted.
5. **Safety Issue:** Multiple open electrical junction boxes noted at the lower level attic. All visible wiring connections should be enclosed within **covered junction boxes**; suggest conforming installation. A common reason for missing junction box covers is an overfilled box. If this is the case, an extension ring can be added to provide extra cover clearance; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
6. **Safety Issue:** Multiple running electrical splices noted at the lower level attic space (kitchen and S bath areas); all electrical connections should be made within covered junction boxes; suggest conforming installation.
7. **Safety Issue:** Oversized breakers within the garage electrical auxiliary panel should be replaced. The two 30amp breakers are serving household branch circuits wired with 12 -gauge conductors rated for 20-amperes; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
8. **Safety Issue:** A plastic main water supply line has been installed and is serving as the electrical system's earth electrode. Client is advised that this impairs the grounding of the electrical system. ***Grounding is an essential component of the electrical system that requires further review by a licensed electrical contractor prior to the close of escrow.***
9. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, upper hall bathroom. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
10. **Safety Issue:** 60-inch high pool access gates are required and must swing away from the pool with self close and latching features and was not the case at either gate; suggest improving.
11. **Safety Issue:** Proper fire separation between the garage and house proper is recommended. Missing fire -rated wall finishes noted at various locations below the upper hall bath (NE ceiling of garage) must be patched with "X-type", 5/8ths of an inch, fire rated sheetrock. Further, any gaps should be filled and pipe penetrations sealed tight around their perimeter where they pass through the wall; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
12. **Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
13. **Safety Issue:** The master bathroom waste line assembly consists of plastic ABS pipe that penetrates the garage's fire -rated ceiling finish when steel pipe is required in this application ; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
14. **Safety Issue:** The kitchen exhaust fan discharges to the cabinet below. The fan must be provided rigid ducting routed to the building exterior; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
15. **Major Improve/Safety Issue:** The home's "Zinsco" main electrical panel is an older component with known reliability issues that feature both breaker and buss-bar configurations/design long abandoned by manufactures; suggest further review by a licensed electrical contractor equipment prior to the close of escrow or contingency period.
16. **Major Improve:** The upper level N bedroom radiant ceiling wire grid did not respond to commands. This type of heating system can be difficult to repair. Thermostats and electrical connections at the main panel should be inspected first. If it is determined that the problem is within the ceiling, it should be noted that locating the area of damaged wiring is almost impossible, gaining access without damaging adjacent wires difficult, affecting proper repairs and seamlessly patching the ceiling are time consuming. Areas of obvious ceiling damage are a good place to start investigating the grid. Typically, costly repairs to radiant ceiling grids make their replacement with wall units more sensible.
17. **Major Improve:** Insufficient service clearance noted at the main and adjacent branch electrical panels. The pool equipment is within the 3 -feet of frontal clearance area required; suggest further review by a licensed pool contractor prior to the close of escrow or contingency period. The pool equipment should be re-located.
18. **Improve/Safety Issue:** Improper fastening of the kitchen ceiling joist hangers noted. Various hangers are loose and are missing nails at connections; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
19. **Improve/Safety Issue:** The garage ceiling's suspended storage platforms are crudely assembled (excessive framing spans, framing notches, steel plumbers tape used as structural support, etc.); suggest improving.
20. **Improve/Safety Issue:** Improper termination of disconnected electrical conductors noted at the family room SE corner, N hallway and kitchen crawl spaces. All terminated/abandoned conductors should be enclosed within covered junction boxes or the conductors removed altogether; suggest conforming installation.
21. **Improve/Safety Issue:** The whirlpool tub pump motor is not "bonded". "Bonding" provides an unobstructed electrical path to the earth should the pump casing become accidentally charged; suggest further inquiry with a licensed electrician.

22. **Improve/Safety Issue:** Improper use of “unlisted” rubber couplers/flat head screw bands noted at a waste pipe fitting within the NW corner of the garage. Only metal jacketed rubber couplers with hex drive bands are allowed; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
23. **Improve/Safety Issue:** Both of the lower level bathroom ceiling exhaust fans vent directly in to the attic space (allowing moisture into a confined area and compromising the fire -rating of the living space). The fan should be provided with a flexible/rigid metal duct terminating at an exterior vent; suggest improvements.
24. **Improve:** Leak noted at the whirlpool tub jet plumbing; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
25. **Improve:** Leak noted at the upper hall toilet tank filler float valve; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
26. **Improve:** Gas pipe was noted secured to the lower level N bathroom shower waste pipe and should be secured to framing.
27. **Improve:** The upper level hall shower/tub diverter has seized -up; suggest improving.
28. **Improve:** Leak noted at the upper hall shower/tub cold water faucet; suggest improving.
29. **Improve:** Damaged faucet and diverter handles noted at the lower level N bathroom shower; suggest improving.
30. **Improve:** The water heater is an older unit existing beyond its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
31. **Improve:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
32. **Improve:** The water heater gas controls should be provided 1 -inch clearance (here, the closet door presses against the unit); suggest rotating the tank.
33. **Improve:** The water heater’s water shut-off valve is not accessible (blocked by the limited clearances within the closet); suggest improving.
34. **Improve:** Defective three way switch circuit noted at the family room ceiling light fixture (each switch should operate independent of the opposing switch’s toggle position); suggest repair.
35. **Improve:** The stairway light did not respond and lacks an upper landing wall switch; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
36. **Improve:** The garage electrical branch panel cover was noted to have been removed. The mounting screws were not located; suggest improving.
37. **Improve:** The garage vehicle door’s automatic opener carriage lacks a release handle that should be installed and located 6-feet above the floor; suggest improving.
38. **Improve:** The entry stoop hand rail is loose; suggest improving.
39. **Improve:** Repairs to the sloped roofing are recommended (the valley area E of the master bathroom). The loose 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.
40. **Improve:** An extension cord was noted providing power to the dishwasher and should be replaced with a properly rated permanent appliance cord; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
41. **Improve:** Nail heads are exposed at some of the rooftop flashings (jack flashings and valley flashing). They should be sealed. Note: The valley flashing should be installed so all fasteners are below roofing material and not exposed to weather.
42. **Improve:** Proper jack flashing assemblies for metal gas appliance exhaust vents should have an air -gap at the top of the flashing (to allow the heated vent pipe to expand) as well as providing a storm collar. Here, the family room wall furnace exhaust pipe jack flashing was simply sealed to the vent and missing storm collars; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
43. **Improve:** Damp framing noted at the lower N bathroom toilet sub -floor; suggest installation of a new wax ring and further review by a licensed structural pest control operator prior to the close of escrow or contingency period.
44. **Monitor/Major Concern:** Water volume drop was observed when operating several fixtures simultaneously. Client is advised that replacement of existing galvanized plumbing with copper plumbing will be necessary to correct this condition. The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

THE SCOPE OF THE INSPECTION

WEATHER CONDITIONS

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

All components designated 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 sample 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 •Crawl Space Configuration •Slab on Grade •Crawl Space Access: Closet •Crawl Space Method Of Inspection: Entered - Inaccessible Areas
Floor Structure:	•Wood Floor Joist •Wood Columns •Wood Floor Beams •Board/Plank Sub Floor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Roof Joists
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Hallway •Attic Method Of Inspection: Entered - Inaccessible Areas (upper level attic, family room flat roof)

STRUCTURAL COMPONENT OBSERVATIONS

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

RECOMMENDATIONS / OBSERVATIONS

- **Improve/Safety Issue:** Improper fastening of the kitchen ceiling joist hangers noted. Various hangers are loose and are missing nails at connections; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Improve:** All wood debris and/or trash should be removed from the living room crawl space.
- **Improve:** Damp framing noted at the lower N bathroom toilet sub-floor; suggest installation of a new wax ring and further review by a licensed structural pest control operator prior to the close of escrow or contingency period.
- **Improve:** Gaps at the living room floor joist's E connection to a ledger board may require additional brackets; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Monitor/Major Improve:** Although correct at the time of construction, the anchor-bolt configuration for this structure does not meet contemporary standards; further, old anchors can be significantly corroded within the foundation footing, suggest contacting the local building department for seismic upgrades.
- **Monitor:** Evidence of prior roof leakage was observed on the underside of the roof valley sheathing.
- **Monitor:** 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:** The sub-floor assembly appears to lack additional framing members at newer interior wall locations; suggest further review by a licensed contractor prior to the close of escrow or contingency period.

DISCRETIONARY IMPROVEMENTS

Connectors should be installed between the floor beams and the support posts. This will add an extra measure of stability to the structure should movement occur.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual 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 components 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 storage 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

<p>Roof Covering:</p> <p>Gutters and Downspouts:</p> <p>Method of Inspection:</p>	<ul style="list-style-type: none"> •Composition Shingle •None Installed •Walked On Roof 	<ul style="list-style-type: none"> •Roll Roofing •Number of roofing layers observed: One
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ROOFING OBSERVATIONS

The roofing is considered to be in good condition. In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Rooftop ABS plumbing vent pipes should be painted for improved UV protection.
- **Improve:** Repairs to the sloped roofing are recommended (the valley area E of the master bathroom). The loose 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.
- **Improve:** Nail heads are exposed at some of the rooftop flashings (jack flashings and valley flashing) . They should be sealed. Note: The valley flashing should be installed so all fasteners are below roofing material and not exposed to weather.
- **Improve:** Gutters and downspouts are needed to control roof water.
- **Improve:** A capped roof jack (likely once serving a plumbing fixture) at the kitchen E slope should be is poorly sealed; suggest improving.
- **Improve:** Some of the rooftop’s galvanized flashings are unpainted and require improvement.
- **Improve:** Proper jack flashing assemblies for metal gas appliance exhaust vents should have an air -gap at the top of the flashing (to allow the heated vent pipe to expand) as well as providing a storm collar . Here, the family room wall furnace exhaust pipe jack flashing wa s simply sealed to the vent and missing storm collars; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Monitor:** It should be noted that the flat roof section, although not uncommon, have a higher potenti al for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers are reluctant to attempt repairs to flat roofs.

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 t he 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 interior 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:	•Level Grade
Driveways:	•Concrete
Walkways / Patios:	•Brick •Concrete
Fencing:	•Block •Wood
Porches, Decks, and Steps:	•Brick •Concrete
Soffit and Fascia:	•Wood
Wall Cladding:	•Wood Siding •Stone
Window Frames:	•Wood •Vinyl •Metal
Entry Doors:	•Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed

EXTERIOR OBSERVATIONS

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

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:** Proper fire separation between the garage and house proper is recommended. Missing fire -rated wall finishes noted at various locations below the upper hall bath (NE ceiling of garage) must be patched with “X -type”, 5/8ths of an inch, fire rated sheetrock. Further, any gaps should be filled and pipe penetrations sealed tight around their perimeter where they pass through the wall; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Safety Issue:** The master bathroom waste line assembly consists of plastic ABS pipe that penetrates the garage’s fire-rated ceiling finish when steel pipe is required in this application ; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Safety Issue:** The garage door opener should be provided auto-reverse sensors located between 4 and 6 inches from the garage floor.
- **Safety Issue:** Unable to determine if all window glass located within 18 -inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest installati on of 3M film at these locations.
- **Safety Issue:** 60-inch high pool access gates are required and must swing away from the pool with self close and latching features and was not the case at either gate; suggest improving.
- **Improve/Safety Issue:** The garage ceiling’s suspended storage platforms are crudely assembled (excessive framing spans, framing notches, steel plumbers tape used as structural support, etc.); 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/Safety Issue:** The laundry room exterior door and garage service door open over steps/stairs and should be provided a landing that is level with the threshold and proportional to the door swing, or, the door swing reversed; suggest improving.
- **Improve:** Metal bracket hardware & bolts (securing the fence) noted at the S side yard walkway presents the p otential for trip or foot hazard; suggest improving.
- **Improve:** The entry stoop hand rail is loose; suggest improving.
- **Improve:** Localized repairs of the N stucco wall surfaces lack a proper finish application (rough texture, cracks, bulging material, etc.); suggest improving as needed.
- **Improve:** The garage vehicle door shows water damage, bowing & stains; suggest improving.
- **Improve:** Improper assembly of the garage vehicle door hardware noted. The carriage arm pivots and wall mounts shows miss-matched hardware, missing cotter pins, etc; suggest improving.
- **Improve:** Leaning sections noted at the S fencing. The N gates are loose; suggest improving.
- **Improve:** The block wall’s wooden privacy extension mounts are dilapidated/damaged; suggest removal/rebuild.

- **Improve:** The home's exterior wood elements/features shows paint and some wood deterioration that will require (in various degrees) replacement, repair, and paint. Suggest a review of the pest report for the condition of this and all wood. Areas of concern include: upper level W siding/trim, rook gable boards, etc.)
- **Improve:** Detached fascia brace noted at the living room W eave; suggest improving.
- **Improve:** The garage vehicle door's automatic opener carriage lacks a release handle that should be installed and located 6-feet above the floor; suggest improving.
- **Improve:** The sectional garage vehicle door should be provided two handles at the interior (lower panel and mid -level area panel); suggest improving.
- **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/Safety Issue:** Some cities require alarms on all doors opening to the pool area if the house wall is part of the pool barrier. Suggest contacting the local building and safety department and in stallation as required. This added safety feature would be a prudent precaution against entry to the pool area by smaller children.
- **Monitor:** Windows have been retrofitted; monitor for leaks. Proper installation of the water management assemblies cannot be determined; suggest a review of all installation documents and certificates of completion prior to the close of escrow or contingency period.
- **Monitor:** Cracks/settling noted at sections of the walkways, patio, porches, garage floor and driveway.
- **Monitor:** Roots from large trees at the property may damage and clog plumbing waste lines; suggest seller inquiry if this has been problematic in the past. Large trees can be a nuisance. Limbs can detach, damaging property and occupants. Trees against the property walls can displace/damage the masonry.

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:

- **Excessive storage 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:	•200 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead •Copper
Main Disconnect:	•Breakers •Located Exterior •Main Service Rating 200 Amps
Service Ground:	•Copper •Water Pipe Connection
Main Distribution Panel:	•Breakers •Located Exterior •Panel Rating 200 Amps
Branch/Auxiliary Panel(s):	•Breakers •Located at the exterior •Breakers •Located in the garage
Distribution Wiring:	•Copper
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Whirlpool •Master Bathroom •Lower bathrooms •Kitchen

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. 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. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

- **Major Improve/Safety Issue:** The home's "Zinsco" main electrical panel is an older component with known reliability issues that feature both breaker and buss-bar configurations/design long abandoned by manufactures; suggest further review by a licensed electrical contractor equipment prior to the close of escrow or contingency period.
- **Safety Issue:** The exterior and garage electrical branch panels are manufactured by Federal Pacific. These panels have been cited by the Consumer Product Safety Commission for design and installation defects. Further evaluation by a licensed electrician prior to the close of escrow or contingency period is strongly suggested to ensure continued safe operation. The performance/reliability of these older units is considered to be fully depreciated and should be replaced.
- **Safety Issue:** Oversized breakers within the garage electrical auxiliary panel should be replaced. The two 30amp breakers are serving household branch circuits wired with 12 -gauge conductors rated for 20-amperes; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
- **Safety Issue:** A plastic main water supply line has been installed and is serving as the electrical system's earth electrode. Client is advised that this impairs the grounding of the electrical system. ***Grounding is an essential component of the electrical system that requires further review by a licensed electrical contractor prior to the close of escrow.***
- **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, upper hall bathroom. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Safety Issue:** Unsecured cable electrical runs noted throughout the lower level attic. Cables should be stapled secure, neat and taught every 4½ feet; suggest conforming installation.
- **Safety Issue:** Multiple open electrical junction boxes noted at the lower level attic. All visible wiring connections should be enclosed within ***covered junction boxes***; suggest conforming installation. A common reason for missing junction box covers is an overfilled box. If this is the case, an extension ring can be added to provide extra cover clearance; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
- **Safety Issue:** Multiple running electrical splices noted at the lower level attic space (kitchen and S bath areas); all electrical connections should be made within covered junction boxes; suggest conforming installation.
- **Major Improve:** Insufficient service clearance noted at the main and adjacent branch electrical panels. The pool equipment is within the 3 -feet of frontal clearance area required; suggest further review by a licensed pool contractor prior to the close of escrow or contingency period. The pool equipment should be re-located.
- **Improve/Safety Issue:** Improper termination of disconnected electrical conductors noted at the family room SE corner, N hallway and kitchen crawl spaces. All terminated/abandoned conductors should be enclosed within covered junction boxes or the conductors removed altogether; suggest conforming installation.
- **Improve/Safety Issue:** The whirlpool tub pump motor is not "bonded". "Bonding" provides an unobstructed electrical path to the earth should the pump casing become accidentally charged; suggest further inquiry with a licensed electrician.
- **Improve:** Any openings in the exterior electrical branch panel should be covered.

- **Improve:** An extension cord was noted providing power to the dishwasher and should be replaced with a properly rated permanent appliance cord; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
- **Improve:** Suggest bonding the gas supply pipe to the cold & hot water piping. “Bonding” provides an unobstructed electrical path to the earth should these utilities become accidentally charged; suggest further inquiry with a licensed electrician.
- **Improve:** Damaged lock hasps noted at the exterior electrical panels; suggest improving.
- **Improve:** Inoperative outlet noted at the NW exterior of the home; suggest improving.
- **Improve:** The doorbell is inoperative; suggest improving.
- **Improve:** The garage electrical branch panel cover was noted to have been removed. The mounting screws were not located; suggest improving.
- **Improve:** Missing screws and detached outer cover noted at the exterior electrical branch panel; suggest improving.
- **Improve:** Suggest labeling each circuit breaker within the main and branch distribution panels.
- **Improve:** Ungrounded 3-prong outlets should be improved. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.
- **Improve:** Outlets at the upper N bedroom have reversed polarity (i.e. it is wired backwards). These outlets and their circuit should be investigated and improved as necessary.
- **Improve:** Missing or damaged outlet cover plates should be replaced (family room).
- **Improve:** Indeterminate slave fixtures of a number of family room and lower level hallway switches noted; suggest seller inquiry/demonstration.
- **Improve:** Defective three way switch circuit noted at the family room ceiling light fixture (each switch should operate independent of the opposing switch’s toggle position); suggest repair.
- **Improve:** The stairway light did not respond and lacks an upper landing wall switch; suggest further review by a licensed electrical contractor prior to the close of escrow or contingency period.
- **Improve:** Unprotected electrical cable runs noted within a 6 -foot radius of the attic opening. Wiring should be armored at this area to prevent damage.

DISCRETIONARY IMPROVEMENTS

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

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:	<ul style="list-style-type: none"> •Gas •Electricity
Heating System Type:	<ul style="list-style-type: none"> •Radiant # Of units: 1 •Wall Furnace # Of units: 1 •Electric fan unit # Of units: 1
Heat Distribution Methods:	<ul style="list-style-type: none"> •Radiant Ceiling Wires/Panels (Upper N bedroom)

HEATING OBSERVATIONS

The electric radiant heating found at the upper N bedroom is an uncommon form of heat. Like all heating systems, there are advantages and disadvantages. Electric radiant heat that malfunctions can be difficult to repair. When problems develop, the radiant system is often abandoned in favor of baseboard heaters. Cracks in the interior finish are also common with radiant heating. It is fair to say that electric heat is a more expensive form of heat; however, it may be argued that better heat control is permitted because individual rooms are controlled by their own thermostat. Heating costs may also be offset slightly by lower regular maintenance costs.

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern:** The home lacks a heating system. Although two bedrooms and the family room have heating units, the living room, W bedroom and master bedroom all lack heating from a mechanical system; suggest further review by a licensed HVAC contractor prior to the close of escrow or contingency period.
- **Safety Issue:** The pilot light was off thereby preventing a test of the wall furnace at the time of the inspection. Because of the age of the wall furnace heating unit, the gas utility or a licensed heating contractor should inspect the heating unit heat exchanger prior to the close of escrow or contingency period.
- **Safety Issue:** Gas connections for wall furnaces in seismic zones should include a hand cock shutoff valve and an AGA approved flexible stainless steel gas connection; suggest conforming installation as the improper use of rigid gas pipe was noted.
- **Major Improve:** The upper level N bedroom radiant ceiling wire grid did not respond to commands. This type of heating system can be difficult to repair. Thermostats and electrical connections at the main panel should be inspected first. If it is determined that the problem is within the ceiling, it should be noted that locating the area of damaged wiring is almost impossible, gaining access without damaging adjacent wires difficult, affecting proper repairs and seamlessly patching the ceiling are time consuming. Areas of obvious ceiling damage are a good place to start investigating the grid. Typically, costly repairs to radiant ceiling grids make their replacement with wall units more sensible.
- **Improve:** Inoperative fan noted at the lower W bedroom's wall mounted heating unit; suggest improving.
- **Improve:** Never puncture the upper level N bedroom ceiling finish as damage to the heating grid is likely and very difficult to repair.

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.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

- | | |
|----------------------------------|-----------------|
| Attic Insulation: | •R17 Fiberglass |
| | •R11 Blown |
| Roof / Attic Ventilation: | •Gable Vents |
| Crawl Space Ventilation: | •Wall Vents |

INSULATION / VENTILATION OBSERVATIONS

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve/Safety Issue:** Both of the lower level bathroom ceiling exhaust fans vent directly into the attic space (allowing moisture into a confined area and compromising the fire-rating of the living space). The fan should be provided with a flexible/rigid metal duct terminating at an exterior vent; suggest improvements.

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:	•Plastic •Service Pipe Size: 1 inch
Main Valve Location:	•Exterior
Supply Piping:	•Galvanized Steel (70%) •Copper •Water Pressure: 60# static, 45# with three fixtures running
Waste Disposal System:	•Unknown
Drain / Waste / Vent Piping:	•Plastic •Galvanized Steel •Cast Iron
Cleanout Location:	•Crawl Space •Exterior
Water Heater:	Manufacturer: Reliance •Approximately 50 gallon capacity •Approximate age: 14 years •Gas •Exterior Closet
Seismic Gas Shut-Off Valve:	•_____ Yes <u> X </u> No
Other Components:	•Whirlpool Tub

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is good.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** All exterior hose bibs should provided vacuum breakers to prevent hose water fro m being drawn back into the home’s water supply system.
- **Improve/Safety Issue:** Gas connections for water heaters in seismic zones should include **a hand-cock shutoff valve**, a union, and a single flexible stainless steel gas connector routed above the gas co ntrols; suggest improving.
- **Improve/Safety Issue:** Improper use of “unlisted” rubber couplers/flat head screw bands noted at a waste pipe fitting within the NW corner of the garage. Only metal jacketed rubber couplers with hex drive bands are allowed; sugg est 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 bacterial 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:** Screws should be used at the water heater’s single wall exhaust vent pipe connections as well as at the appliance draft diverter; suggest improving.
- **Improve:** The hose bib adjacent to the main water supply valve is leaking wh en opened; suggest improving .
- **Improve:** The water heater is an older unit existing beyond its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Improve:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** The water heater gas controls should be provided 1-inch clearance (here, the closet door presses against the unit); suggest rotating the tank.
- **Improve:** The water heater’s water shut-off valve is not accessible (blocked by the limited clearances within the closet); suggest improving.
- **Improve:** Insulation should be installed a t exposing water supply pipe within the water heater closet.
- **Improve:** The laundry area’s waste pipe routed along the N exterior wall is poorly supported and it’s vent is below the roofline; suggest improving.
- **Improve:** Loose hot water faucet handle noted at the lower level S bathroom sink; suggest improving.
- **Improve:** Leak noted at the whirlpool tub jet plumbing; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** Leak noted at the upper hall toilet tank filler float valve; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** Gas pipe was noted secured to the lower level N bathroom shower waste pipe and should be secured to framing.
- **Improve:** The upper level hall shower/tub diverter has seized-up; suggest improving.
- **Improve:** Leak noted at the upper hall shower/tub cold water faucet; suggest improving.

- **Improve:** Damaged faucet and diverter handles noted at the lower level N bathroom shower; suggest improving.
- **Improve:** The fiberglass whirlpool tub should be provided a mortar bed to prevent deflection and possible cracking of the finish; suggest improving.
- **Improve:** Plastic waste pipes at the garage ceiling should be suspended from the structure with struts (versus the plastic tape observed). This will prevent the pipes from undulating and weakening the connections.
- **Improve:** Defective/missing tub drain stop noted at the upper hall bath; suggest repair.
- **Improve:** Proper dielectric unions (an electrochemical neutralizing coupler) have not been installed at copper/galvanized water supply connections located at the S bathroom crawlspace; suggest conforming installation as these dissimilar metals will propagate corrosion and eventual failure of the connections. Galvanized and copper pipe should be separated by a **6-inch** brass nipple or with a special connector equipped a plastic sleeve.
- **Monitor/Major Concern:** Water volume drop was observed when operating several fixtures simultaneously. Client is advised that replacement of existing galvanized plumbing with copper plumbing will be necessary to correct this condition. The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

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:	•Wood •Drywall/Plaster •Acoustical Tile
Floor Surfaces:	•Carpet •Tile •Wood •Stone
Doors:	•Hollow Core •Raised Panel •Pocket
Window Styles and Glazing:	•Double/Single Hung
Kitchen Appliances:	•Built-in Electric Oven •Gas Cooktop •Dishwasher (not tested) •Waste Disposer •Exhaust Fan
Laundry Facility:	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Washer Discharges to Laundry Tub/Sink

INTERIOR OBSERVATIONS

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

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The window within the master bath tub/shower enclosure does not appear to be safety rated and should be improved with safety glazing; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Safety Issue:** The kitchen exhaust fan discharges to the cabinet below. The fan must be provided rigid ducting routed to the building exterior; suggest further review by a licensed contractor prior to the close of escrow or contingency period.
- **Improve/Safety Issue:** The upper level bedroom windows do not provide proper fire egress. One window in every bedroom should be no higher than 42" from the floor and provide a 5.7 sq. ft. opening without being less than 24 inches in height or 22 inches in width. Conforming installation is encouraged.
- **Improve/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.*
- **Improve/Safety Issue:** The office door off the family room opens over a step and should be provided a landing that is level with the threshold and proportional to the door swing, or, the door swing reversed. Further, a louver is missing from the door glass; suggest improving.
- **Improve/Safety Issue:** Suggest installation of sliding shower door lower track guides at the upper hall bathroom.
- **Improve:** Indoor laundry areas should include steel braided water supply hoses, an overflow drip pan for the washer and fire-rated flexible metal ducting material provide for the clothes dryer.
- **Improve:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
- **Monitor:** Textured or "popcorn" ceiling material was visible. Asbestos detection or testing is beyond the scope of this inspection.
- **Monitor:** The floor upper level stairway landing has a noticeable squeak.

Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture, vinyl flooring and gas appliance exhaust flues may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to

1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1 -800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

Further Information

- For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

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 materials, 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:

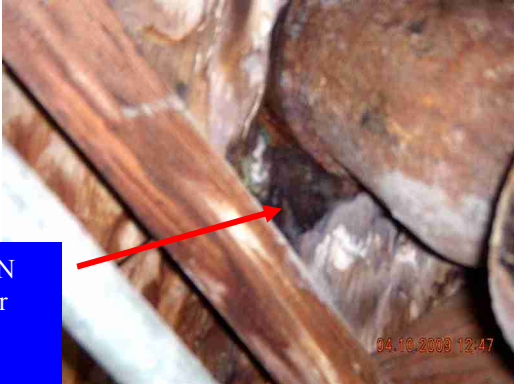
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

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

Assorted Photos



Missing nails at kitchen ceiling joist hangers



Dark damp area at N bath toilet sub-floor



Gaps with exposed nails noted at the living room floor joist E end connections



Loose shingles at valley



Exposed nail is popping through mastic at valley flashing



Plastic waste pipes passing through garage fire-rated ceiling finish



Damaged property wall privacy fence mount



Paint deterioration

Assorted Photos



Paint deterioration



Insufficient service clearance provided between electrical panels & pool equip.



Garage panel has 30 - amp breakers attached to 12-gauge conductors



Open electrical box at attic



Electrical splice at attic



Electrical splice at attic



Electrical splice at attic



Abandoned wiring at crawl space

Assorted Photos



Leak at water heater TPR discharge pipe



Leak at upper hall toilet tank filler valve



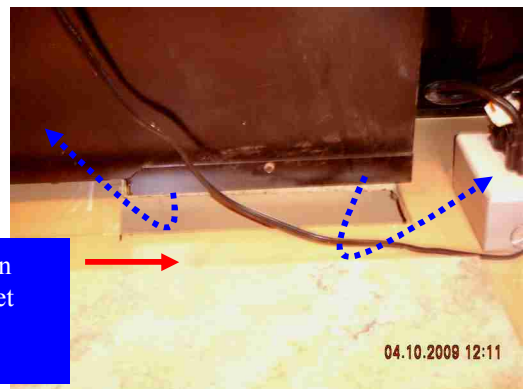
Leak at upper level hall shower cold water faucet



Leak at whirlpool tub jet plumbing



Lower bathroom fans discharge to the attic



Kitchen exhaust fan discharge to cabinet