

# All Pro Home Inspections

Steve John, 3685 Herbert Street, San Diego, CA 92103, 619-283-1123

## STANDARD RESIDENTIAL INSPECTION AGREEMENT

(PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name:

Date:

Inspection Address:

Time:

, CA

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, "Chinise drywall" or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted by Construction Dispute Resolution Services, LLC utilizing their Rules and Procedures. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The decision of the Arbitrator shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

I agree to pay the fee listed below, and I have read, understand and agree to all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby. I understand that the inspection fee stated is for the initial inspection and report. I agree to pay for the inspector's time for any reinspection, meetings with third parties including any contractor, seller, or arbitrator that may be needed at a later date, or any time for inspector to participate in any legal or administrative proceeding at the hourly rate of \$150.00 for the initial hour or part thereof, and \$120.00 per hour after the first hour. (Reasonable phone consultation is free.)

Inspector for Company

Date

Client

Date

Total Fee \$ 0.00      Paid by: Check # \_\_\_\_\_      Payment acknowledged: \_\_\_\_\_

## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION Residential Standards of Practice

### Part I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
- B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
- C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

### Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

#### SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be inspected:
  - 1. Foundation system
  - 2. Floor framing system
  - 3. Under-floor ventilation
  - 4. Foundation anchoring and cripple wall bracing
  - 5. Wood separation from soil
  - 6. Insulation
- B. The Inspector is not required to:
  - 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
  - 2. Determine the composition or energy rating of insulation materials

#### SECTION 2 - Exterior

- A. Items to be inspected:
  - 3. Surface grade directly adjacent to the buildings
  - 4. Doors and windows
  - 5. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures
  - 6. Wall cladding and trim
  - 7. Portions of walkways and driveways that are adjacent to the buildings
- B. The Inspector is not required to:
  - 1. Inspect door or window screens, shutters, awnings, or security bars

#### SECTION 3 - Roof Covering

- A. Items to be inspected:
  - 1. Covering
  - 2. Drainage
  - 3. Flashings
  - 4. Penetrations
  - 5. Skylights
- B. The Inspector is not required to:
  - 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
  - 2. Warrant or certify that roof systems, coverings, or components are free from leakage

#### SECTION 4 - Attic Areas and Roof Framing

- A. Items to be inspected:
  - 1. Framing
  - 2. Ventilation
  - 3. Insulation
- B. The Inspector is not required to:
  - 4. Inspect mechanical attic ventilation systems or components
  - 5. Determine the composition or energy rating of insulation materials

#### SECTION 5 - Plumbing

- A. Items to be inspected:
  - 1. Water supply piping
  - 2. Drain, waste, and vent piping
  - 3. Faucets and fixtures
  - 4. Fuel gas piping
  - 5. Water heaters
  - 6. Functional flow and functional drainage
- B. The Inspector is not required to:
  - 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
  - 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
  - 3. Inspect whirlpool baths, steam showers, or sauna systems or components
  - 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
  - 5. Inspect wells or water treatment systems

#### SECTION 6 - Electrical

- A. Items to be inspected:
  - 6. Service equipment
  - 7. Electrical panels
  - 8. Circuit wiring
  - 9. Switches, receptacles, outlets, and lighting fixtures
- B. The Inspector is not required to:
  - 1. Operate circuit breakers or circuit interrupters
  - 2. Remove cover plates
  - 3. Inspect de-icing systems or components
  - 4. Inspect private or emergency electrical supply systems

This report was prepared exclusively for in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2006 **All Pro**

**Home Inspections (619)283-1123**

2. Inspect fences or gates or operate automated door or gate openers or their safety devices or components
3. Use a ladder to inspect systems or components

## SECTION 7 - Heating and Cooling

- C. Items to be inspected:
  10. Heating equipment
  11. Central cooling equipment
  12. Energy source and connections
  13. Combustion air and exhaust vent systems
  14. Condensate drainage
  15. Conditioned air distribution systems
- D. The Inspector is not required to:
  1. Inspect heat exchangers or electric heating elements
  2. Inspect non-central air conditioning units or evaporative coolers
  3. Inspect radiant, solar, hydronic, or geothermal systems or components
  4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
  5. Inspect electronic air filtering or humidity control systems or components

## SECTION 8 - Fireplaces and Chimneys

- A. Items to be inspected:
  1. Chimney exterior
  2. Spark arrestor
  3. Firebox
  4. Damper
  5. Hearth extension
- B. The Inspector is not required to:
  1. Inspect chimney interiors
  2. Inspect fireplace inserts, seals, or gaskets
  3. Operate any fireplace or determine if a fireplace can be safely used

## SECTION 9 - Building Interior

- A. Items to be inspected:
  1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. Permanently installed cabinets
  5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
  6. Absence of smoke alarms
  7. Vehicle doors and openers
- B. The Inspector is not required to:
  1. Inspect window, door, or floor coverings
  2. Determine whether a building is secure from unauthorized entry
  3. Operate or test smoke alarms or vehicle door safety devices
  4. Use a ladder to inspect systems or components

## Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a real estate inspection:
  1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
  2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories

3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure or component or removing access panels other than those provided for homeowner maintenance

- A. The Inspector may, at his or her discretion:
  1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
  2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

## IV. Glossary of Terms

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection

Device: A component designed to perform a particular task or function

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Functional Drainage: The ability to empty a plumbing fixture in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a real estate inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an Inspector has agreed to inspect

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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# All Pro Home Inspections

Steve John • 3685 Herbert Street San Diego, CA 92103 • 619-283-1123

## Inspection Report

Client Name:

Inspection Address:

, CA

Date:

Time:

**This report was prepared for in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is a critical part of this report. If you were not present during the inspection, call (619)283-1123 for a full discussion of the entire report and an overview.**

**This report was prepared for the sole and exclusive use of Client and any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decisions based on this report. Inspector assumes no liability for third party interpretation or use of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.**

**It is the clients responsibility to read this report in its entirety.** The client is also responsible to perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. If you discover any new conditions at that time, you may call me for a free telephone consultation, but if you desire a reinspection, a nominal charge will be required.

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## **Profile of your Inspector Steve D. John, MCI, CNCS**

**Specializing in:**

**CONSTRUCTION DEFECT ANALYSIS and EXPERT WITNESS TESTIMONY  
CONTRACTOR and OWNER DISPUTE RESOLUTION  
RESIDENTIAL and COMMERCIAL INSPECTIONS  
IN-PROGRESS CONSTRUCTION INSPECTIONS**

### **Certifications and Licensing**

#### **International Code Council / International Conference of Building Officials**

Combination Dwelling Inspector - Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code

Certificate # 5227225-56

#### **California State Licensed General Building Contractor**

License # B-340790 Since 1974 (currently inactive)

#### **California Real Estate Inspection Association, MCI**

Master CREIA Inspector, # 0029

#### **California Real Estate Inspection Association, CNCS**

CREIA New Construction Specialist

#### **Real Estate Broker License, State of California, Department of Real Estate**

License # 00900753 (currently inactive)

### **Work Experience**

#### **All Pro Home Inspections**

Home Inspection and Consulting

**6/94 - Present**

#### **All Pro Remodeling**

**1/93 - 6/94**

#### **U. S. Homes**

Senior Construction Manager, Responsible for: contract writing, specification development, contract negotiations, development and construction permit procurement, coordination of onsite and offsite development, and supervision of construction superintendents.

**3/89 - 1/93**

#### **Standard Pacific, Orange County**

Lead Superintendent, Offsite Superintendent, Onsite Superintendent

**1985 - 3/98**

#### **All Pro Development**

Built custom homes and built and designed spec homes as a general building contractor.

**1973 - 1984**

## **EDUCATION**

### **Continuing Education**

**1994 - Present**

Hundreds of hours of accredited continuing education at over 40 conferences, seminars, and schools specializing in the inspection field and construction defect evaluation.

### **University of California, Irvine**

**1986 - 1987**

Light Construction and Development Management, Certificate Program  
Home Builders Council, Scholarship Award, 1986

### **San Diego State University**

**1984**

Bachelor of Science, in Business: Majors; Real Estate and Finance, Graduated with Honors

## **ORGANIZATION AFFILIATIONS**

### **CREIA, California Real Estate Inspection Association**

Member since 1994

Master CREIA Inspector, # 0029

CREIA New Construction Specialist

2006/2007 CREIA State Regional Director

2006/2007 Co-Chairman of the Membership Committee

2005/2010 Co-Chairman of the Standards of Practice Committee

2005/2010 Contract Committee

2005/2006 President of the San Diego Chapter of CREIA

2004/2005 Vice President of the San Diego Chapter of CREIA

2003/2004 Secretary of the San Diego Chapter of CREIA

### **ICBO/ICC, International Conference of Building Officials/ International Code Conference**

Professional Member # 0966116, Member since 12/99

### **IAEI, International Association of Electrical Inspectors**

Membership # 3191, Member since 3/8/95



# INSPECTION REPORT

## PROPERTY INFO

### 1.1 YEAR BUILT:

1968 (The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.)

### 1.2 SQUARE FOOTAGE:

2000 sq. ft. (The square footage was given to me by the person booking the inspection and I made no attempt to verify this information. You should check the appraisal report for an actual calculation of the square footage. Do not rely on the figure stated here.)

### 1.3 WEATHER:

clear and it hasn't rained in over a weak minimum.

### 1.4 OCCUPIED:

This home is occupied and, furniture, appliances, and household items will hide the surfaces behind them and may obscure defects that can not be discovered at the time of the inspection. Since this is unavoidable, you are wise to make a final walk through prior to moving in to examine any areas that were inaccessible today. You may call me for a free telephone consultation, but, if you desire a reinspection a charge will be required.

### 1.5 PEOPLE PRESENT:

client(s), buyers agent.

## NOTICE

### 1.6

**I recommend that you do not show this report to your insurance company or your lender even if they ask you for a copy.** Insurance companies and lenders don't think houses have defects, and when they see defects in the report they may decline to insure the property or provide a loan. I do not want to be the cause of anyone being turned down for insurance or a loan.

## DEFINITIONS

### 1.7

I have made an effort to categorize the deficiencies noted in this report as an added benefit to you, and although many items could be in more than one category, I generally put them in only one. You must understand that any categorization is somewhat arbitrary, but I believe the effort is valuable.

You need to realize it is difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation, or the work has begun. Sometimes, what I see will appear to be worse than it actually is, but just as often, the visual deficiency is minor but the correction is substantial. For instance, I may see a problem on a heater and not be able to tell you if it can be corrected with standard service, or end up requiring a new heater.

**By having deficiencies addressed as soon as possible, and before the end of your contingency period, you can minimize these risks.** Furthermore, you will always need to make some judgment on your own concerning the seriousness of all deficiencies.

This rating system, like the report format generally, is a work in progress. I am continually making improvements to bring more value to the inspection report. Any and all feedback from you is greatly appreciated.

**1.8 SAFETY CONCERNS:**

**[SC] Safety Concerns:** These are conditions that may pose a hazard to people, the building, or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

**1.9 FURTHER EVALUATION:**

**[FE] Further Evaluation:** Conditions noted that warrant further evaluation. Sometimes, something will just need clarification by the seller, but more often the item needs further evaluation by a specialist in the appropriate trade that is beyond the scope of my evaluation. **Further evaluation could reveal a much larger problem than what is apparent to me today and for this reason you should follow up as soon as possible and before the end of your contingency period.** Also, further evaluation could limit and minimize the scope of a problem that may look potentially bad on the surface but not end up being as serious of a concern. My inspection is limited to what is visible, and by its nature, will require follow up where appropriate.

**1.10 CORRECTIONS RECOMMENDED:**

**[CR] Corrections Recommended:** Conditions in need of maintenance, repair or replacement. All corrections need to be made by someone who is experienced and competent in the appropriate trade. It can be difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation by an appropriate contractor.

**1.11 RECOMMENDED UPGRADE:**

**[RU] Recommended Upgrade:** These are recommendations designed to improve the quality or comfort of the home. They would be improvements to the original construction that I consider worthwhile and cost effective to add, such as additional insulation.

**INTRODUCTORY NOTES****1.12 OLDER HOMES:**

The inspector's observations take into account the age of the building and the construction standards of that time. I make no attempt to identify all the components or elements that have changed over the years. Older buildings lack many of the modern framing and seismic connections presently being utilized. Engineering standards, energy efficiency, personal safety standards, and electrical standards, among many others have continually improved over the years. Even homes less than a decade old will not be built with all the safety and engineering enhancements of a home built today, and the older the home, the greater those deficiencies will be.

**1.13 ENVIRONMENTAL CONCERNS:**

Environmental issues including but not limited to asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic fields, buried fuel oil tanks, ground water contamination and soil contamination, are excluded from the scope of this inspection. I am not a specialist or licensed to evaluate any of these materials. I may point out or refer to one or more of these materials if I have strong reason to suspect they may be present in the building. If any environmental issues are pointed out, it is done as a courtesy above the scope of the inspection requirements and in no way indicates that all environmental concerns have been identified. You need to understand that I can not and do not have the ability to identify all potential environmental issues and in fact, I am only familiar with with very few. Should further study or analysis seem prudent, then that will need to be done by a specialist. Information related to some of these products can be found in the "Homeowners Guide to Environmental Hazards & Earthquake Safety" pamphlet provided by your agent or the seller. The environmental portion of this pamphlet is also available online at <http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf>.

**[FE]** Buildings built before 1978 likely have many products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the

scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet that is provided by your agent or the seller or at

<http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf>.

For further information about asbestos see the Environmental Protection Agency web site at: <http://www.epa.gov/asbestos/>. Thousands of compounds used to be made with some asbestos in them and most are not easily identified because there were similar looking products that did not contain any asbestos. Some were common building products used in older homes including patching and plastering compounds, mastic or glue particularly under flooring and some acoustic ceiling products are a few examples. There is no way to know without testing. I do not test for asbestos, but this can be done by others if you are concerned about the potential risks. The biggest concern with asbestos products is often the cost of removing and disposal of the asbestos when the products ever needed to be replaced or removed. When this is done in accordance with legal standards, it can add a substantial cost to a project. However, it is usually not necessary to remove asbestos products that are still in good condition. Asbestos was commonly used in many construction products until 1978, and some construction products past that date, and is still used in automobile breaks and other products to this day. Whenever you see a whitish-gray material that has been in an older home before 1978 that looks like cement board, or corrugated like cardboard, or is in thin flexible sheets like old crape paper, or as a tape around duct joints or other locations, you need to be suspicious that it will contain asbestos. These products were commonly used to reduce heat transfer or reduce the risk of fire and can contain substantial amounts of asbestos. You should not handle or disturb them because this will cause the fibers to become airborne and get into your lungs. The fibers are not visible to the naked eye and a common dusk mask will not protect you. Fortunately, evidence shows that people living in homes with asbestos products are fine as long as they leave the products undisturbed. Many other products are not as easily identified. Consult a specialist for further information and advice.

For further information about lead, you can request information from The National Lead Information Center's clearinghouse at: (800) 424-LEAD or [www.epa.gov/lead](http://www.epa.gov/lead). They have a very good free pamphlet "Reducing Lead Hazards When Remodeling Your Home" that can be downloaded or mailed to you. You should follow those recommendations and precautions. The older the home, the higher the potential for lead in the paint and the higher the percentage of lead in the older layers of paint.

[FE] There are materials in this house that likely contain asbestos that I can readily see and have knowledge of, but you need to realize that there can be many other products that I can not readily identify and it would be a big mistake to assume that those identified here are the only products that contain asbestos.

The thin grayish material on the sheet metal register casings on the old abandoned duct system is most likely is asbestos. There is also an old and no longer used heater vent in the attic that is asbestos.

Picture shows one of the abandoned heat registers in the attic.



## 1.14 MOLD STATEMENT

Mold has become a serious issue in the past several years with litigation based on mold accelerating. How much of a risk mold presents is hotly debated and beyond the scope of my knowledge. The scientific and legal communities will most likely be debating the extent of this risk for years. Mold does not affect all people the same way and may not affect some people at all. Some molds have been reported to be toxic or present other serious hazards, and mold can be very problematic for people with allergies or other sensitivities to mold. Other molds, and mildew which is difficult to distinguish from mold, are generally benign to human health. I can not tell the difference between a harmless mold and a hazardous mold. I try to identify conditions that may be conducive to mold growth and point these out in the body of this inspection. However, past water leaks or moisture intrusion problems can be difficult to detect and relatively easy to hide with paint and touch-up. There is the possibility of a high mold condition in any house that can not be detected during the inspection. See the ENVIRONMENTAL CONDITIONS provision of your contract.

Mold can not grow without the presence of water and any leaks in the plumbing system, the roof, through the exterior walls, from the soil, or poor ventilation, can create a condition conducive to mold growth. The longer a high moisture condition is allowed to continue, the greater the chance of mold growth. Consequently, any leaks need to be corrected as quickly as possible. Any past leaks that were not corrected properly and quickly, as well as current leaks, could have developed mold. Any time a hidden cavity, such as inside a wall, or under a cabinet become wet they need to be opened up and dried quickly, before mold can develop. Hidden areas should never be allowed to just dry out over time because mold can develop in the time it can take to dry. Drywall, insulation, the base of a cabinet etc. will need to be removed to dry the hidden area, and often fans are needed to accelerate the process. Unfortunately, if this process was not started quickly, or not done at all, than any area that became wet in the past could harbor mold to this day, and you should be suspicious whenever there is evidence of a past leak.

Mold cleanup and removal should be taken seriously whether noted in the report or not. A mold remediation specialist should do the work when a substantial amount of mold is suspected. Mold should never just be painted over. Drywall, particle board, or any cellulose material contaminated with mold needs to be removed by someone who will be careful not to spread mold spores. One reason the drywall needs to be removed is to eliminate any mold that may be hiding inside a wall or other hidden cavity.

Smaller areas of mold contamination can be cleaned up by homeowners and the Environmental Protection Agency has a good easy to understand publication on mold and mold cleanup basics for the home available at <http://www.epa.gov/iaq/molds/moldguide.html> and I recommend that you visit this site.

## 1.15 PERMITS:

[FE] I have reason to believe that additions or alterations have been made to this property that should have a permit. You should ask the sellers about any and all permits that have been obtained on the property and you should check the inspection records to make sure the final signatures were obtained for any of the permits. You can check with the local jurisdiction and obtain copies of all the permits that they have on file for this property. These are public records. (Electrical and plumbing alterations always require a permit, as do any structural alterations or additions to the square footage.) Specific deficiencies will be found in the body of the report.

# STRUCTURE, FOUNDATION, CRAWL SPACE

All concrete including the foundation has a tendency to crack, and cracking is expected. **Minor cracks are almost always present and will not necessarily be reported.**

The inspector is not an engineer and assessing the structural integrity of a building is excluded from this report. If substantial cracks or other significant problems are present you should have further evaluation by a structural engineer, foundation specialist or a geologist.

**It can be critical to the stability and structural integrity of any foundation to make sure that surface and roof water is diverted away from the foundation and not allowed to saturate the soil close to the foundation.** Many homes get away with sub-standard drainage without serious problems, but every home I investigate with a cracked slab or foundation movement has poor drainage. Even if an older home has survived without damage this far, the risks are too high, and any recommended corrections need to be followed. Take the recommendations in the 'Grading & Drainage' section that follows seriously, and read the hand out "Recommendations for Lot Grading".

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

CRACK REALITY CHECK: I can not tell you if most cracks are serious or not. Concrete can crack as part of the normal curing process and it is typical for concrete to crack, however, there is no such thing as a normal or typical crack. Every crack is unique and has the potential to be a sign of a larger problem. It is usually not possible for me to differentiate between a curing crack and most smaller cracks that could be an early warning sign of something more serious. All serious cracks started out small and grew. I do not see any benefit in identifying small cracks for you that are more likely curing cracks than a sign of a significant deficiency and will not report them. A small percentage of these small cracks will get wide enough to become a concern in the future but I have no way of telling which will end up being a sign of a significant deficiency and feel there is no benefit to you in pointing them out. This is a limitation of this inspection.

## STRUCTURE:

### 2.1 FOUNDATION TYPE:

This house is built on top of a concrete slab-on-grade. Most homes since the 50's employ this method. It is generally not possible through a visual inspection to discover cracks in the slab or foundation. Usually all that is visible is a narrow band of concrete above the soil, and much of this area is not visible due to patio slabs, dirt, landscaping, paint, stucco, or items stored against the house. Anchor or foundation bolts were used on all slab-on-grade homes that I am aware of although they are hidden inside the wall and the bolts can not be confirmed. On this house stucco covers the perimeter edge of the foundation, so it is not possible to check for any cracks around the foundation edge. This is typical of homes built up to the mid-60's.

# GRADING & DRAINAGE

**Notice:** This inspection examines the slope around, and the drainage away from the main house only.

**Slope around the house:** The soil around the house needs to slope away from the foundation on all sides to minimize the amount of water that is allowed to saturate into the soil and ensure that no water is not allowed to pond close to the foundation. Current minimum standards, which have become stricter and more specific in recent years, generally require a 6 inch slope in the first 10 feet away from the house and this slope is recommended whenever possible. Older standards required a minimum slope of 1/4 inch per foot for five feet out from the foundation. However, so many problems are associated with poor drainage that the standards were increased. Concrete walks can slope less, with almost any positive slope being effective, as long as cracks are sealed. The water must then be channeled to the street along a trough or swale that slopes all the way to the street gutter or other approved drain. Yard drains can be used as an alternative to a swale, whenever this option is easier or makes more sense. The slope of the soil along the swale or towards a yard drain should be 1/4 inch per foot. Read the hand out "Recommendations for Lot Grading" which is available on my web site at [www.AllProHI.com](http://www.AllProHI.com)

**Poor grading and failure to control water saturation can have a serious impact on the structural integrity of the house. Proper drainage control must be taken seriously when any cracks are noted or any settlement is suspected.** Proper grading and drainage is particularly important in areas with expansive clay soils which is common in many areas of San Diego, hillside lots, or houses with crawl spaces, basements or where any portion of the house below the exterior grade. Even though a lot of homes have poor drainage without serious problems, you should realize that almost every house I see with slab cracks or settlement issues, has poor drainage, and poor drainage was a serious contributing factor to the damage. I strongly recommend that you do not take undue chances and due what you can to improve the drainage.

[SC] Safety Concerns [FE] Further Evaluation [CR] Correction Recommended

## 3.1 SITE GRADING:

[CR] The slope and drainage around the house are generally poor and need to be improved to minimize water saturation, provide better drainage of water away from the foundation, and provide a way for the water to more easily escape from the yard and make its way to the street or other appropriate drainage. See the note above and read hand out "Recommendations for lot Grading" which is available on my web site at [AllProHI.com](http://AllProHI.com) I strongly recommend that you take these recommendations seriously. Consult a grading or landscape contractor. I believe that the drainage issues need to be taken seriously, even when this requires damaging the landscaping or cutting up concrete to install drain lines. This can sometimes require a substantial amount of work and expense. One of the best ways to capture and remove a lot of excess rain water is to install rain gutters and then tie the down spouts directly into a drainage system.

[FE] One potential complication for the drainage on this property is the possibility of water running down off the city street. Evaluating the extent of this risk is beyond the scope of this inspection. You should ask the sellers in writing what experience they have had with this issue in the past. Also, neighbors can be a good source of information. It seems clear that at least some water will run off the street and down the driveway. This will complicate the issues with adequacy of the drains and the general slope and elevation of the driveway in front of the garage door.





### 3.2 YARD DRAINS:

Yard drains are noted but are not tested in the course of this inspection. They need to be flushed out at least annually to ensure that they are clean and free flowing, and I recommend that you do so before the next rainy period. Unfortunately, any problems can go undetected until then.

**[CR]** Most of the main drain line at the front need to be lowered to provide a better flow of water into the drain. Yard drains are much more effective if the surrounding area has a noticeable slope into the drain, and don't work at all if they are higher than the surrounding soil. Sometimes, this is relatively easy to fix if there is enough play in the system. At other times the entire drain line was installed too high and may need to be replaced in order to be effective. Further evaluation is needed. It appears that the entire drain line is much too shallow to lower the soil level and slope the soil properly into the drain. Unfortunately, this can be very difficult to correct because the drain goes under the driveway and under the sidewalk and is very shallow. I believe the drain terminates past the back left corner of the house and this is also very shallow.

**[FE]** I recommend that you talk to the septic company about any potential complications of having this drainage system terminate close to the septic system or the leach field. I suspect this could dump a lot of water in this area after every rain and there doesn't seem to be a good path for it to run and escape across the back yard.

Also, the small channel drain at the front edge of the garage door is much too small to be adequate, will be very prone to clogging up and is likely clogged now and there is no way to clean it.

**[CR] [CR]** Replacing and improving the drainage system would require removing and replacing substantial amounts of concrete flatwork and landscaping.

The first two pictures show how high the soil is in the area off the front right corner of the garage and how shallow the drain line was installed.



### 3.3 RIGHT SIDE

**[CR]** I highly recommend installing more drain inlets than the system currently has. Every planting area next to the house or any low or shallow areas around the yard that can trap or hold water should each have a drain. I don't see any way for the area on the right side of the kitchen wing to drain and suspect that this area will just pond. It needs a drain but that would require cutting and patching concrete and landscaping. Water runs off the roof where the downspout is missing, across the patio and is trapped against the fence with no way to run in either direction.



### 3.4 SOIL LEVEL

**Clearance to soil:** The code requires that the soil level be a minimum of six inches below the top of the foundation, (or four inches below the bottom edge of the stucco), to ensure that the wood in the wall cavity above the foundation stays dry to prevent rot. When the soil level is lowered, it is imperative that proper drainage be maintained so water will not pond against or near the foundation. Drains will need to be added in any planter areas where water can be trapped by concrete sidewalks or patios, or any area that can not be made to drain adequately by sloping the ground to an acceptable drainage point. Also, any untreated wood, such as siding should be separated from the soil by at least six inches. Untreated wood that stays moist for prolonged periods of time is at high risk of rot, (except old growth heart redwood or cedar that is naturally resistant to rot).

[CR] The soil level is too high next to the house and foundation and the soil needs to be lowered around the house in several places. This will require the removal of substantial amounts of soil, and any grass or plants, in the effected areas around the house, in order to meet the minimum requirements stated above. This can be a substantial task. See note for yard drains above.

The first picture is at the left front corner of the garage. Note there is a large palm that will make it difficult to lower and keep the soil away from the siding. You should also ask a landscape contractor about any risk this palm can have to the foundation.

The second picture is at the right front corner of the garage. The also has a substantial complication because lowering the soil would put the soil level below the level of the drain inlet. See notes on drains above.

The third picture shows the soil too high along the fence on the right side of the property.

These pictures are just examples and there are other areas.



### 3.5 EARTH TO WOOD:

**Clearance between wood and soil:** The code has always required that separation be maintained between any untreated wood and the soil unless the wood is heart redwood or cedar. The basic rule is that any untreated wood such as siding, trim, posts, or door jams has 6 inches of clearance and that this be maintained. Furthermore support beams such as under a deck need 12 inches of clearance, and supporting joists need 18 inches unless the wood is pressure treated. I regularly see extensive damage from both termites and rot when these requirements are not met and nationally estimates of damage exceed a billion dollars. One thing most people, and apparently many contractors, do not understand is that much of the pressure treated lumber available is not rated for contact with the soil. It only has a surface treatment that does not penetrate or protect the center of the wood. This wood will rot in contact with the soil and I see extensive damage in this wood in as little as 5 to 10 years. I often see the center rotted out and a weak outer layer is all that is left. Also, whenever treated lumber is cut in the field, the cut end is required to be treated with a preservative regardless of whether the wood is used in contact with the soil or not. Unfortunately, I very seldom see this done in actual practice.

**Wood in contact with soil for prolonged periods of time is at very high risk of rot and proper clearance needs to be maintained.**



[CR] Soil is in contact with wood, or very close to the wood, or contact is suspected, in the following locations; the base of the wood siding.

### 3.6 DOWNSPOUTS:

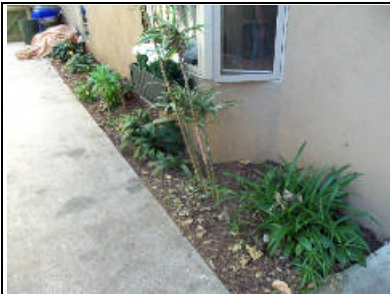
[CR] There is no down spout for the rain gutter at the front right corner of the house. Also, two others are missing farther back. I recommend that downspouts be installed and tied into an upgraded drainage system. This will require cutting and patching concrete.

### 3.7 RAIN GUTTERS:

Only the right side of the house has rain gutters.

### 3.8 LEFT SIDE

[FE] [CR] This picture is along the left side of the house. There is no rain gutter and water runs off the roof and is trapped in this narrow planter against the house with no good way to escape. The soil is too high. The sidewalk is too high. Installing rain gutters is definitely recommended as part of the solution. Filling the area with concrete can help but it is critical that the concrete slopes away from the house without ponding. Also, any concrete is supposed to be a minimum of tow inches below the interior slab level. Since the concrete is so high, this will not be possible for at least part of this side yard. See note in following section about the water intrusion due to the concrete being too high.



### 3.9 OVER PROPERTY LINE:

Water can run from your property across the property line onto your neighbors property that is lower than yours. This could cause a problem with the neighbor, particularly in years with heavy rain. The general rule is that each neighbor is required to control their own water and run it out to the street without draining water onto another property. The older the lot, the less clear cut these requirements are. Lots that were plotted before the mid-50's may not have addressed this issue. It was not unusual before that time to allow the water to take its natural course and run over the property lines. Unfortunately, this can cause problems today because people have landscaped there yards in ways that block the waters ability to escape to the street. One way or another a way should be established to improve the drainage, and this will take the cooperation of your neighbors.

# EXTERIOR

Lawn sprinklers and low voltage yard lighting are not included in this inspection.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## EXTERIOR OF HOUSE

### 4.1 STUCCO:

Stucco has a tendency to crack as part of the drying and curing process, and cracking is expected, particularly around windows and doors. Minor cracks are almost always present and will not be reported. They do not pose a problem and I do not recommend patching them because most patches are more obvious than the cracks.

The stucco covers the foundation down to the soil line. This makes the stucco vulnerable to damage because it sucks up moisture from the soil which causes the stucco to deteriorate or spall. This method was common practice until the mid-sixties when a weep screed was first required to prevent this deterioration. Some deterioration is expected over time and will require periodic maintenance to the stucco. However, it is important to minimize water saturation into the soil around the house not only to minimize damage to the stucco, but to minimize the risk of damage to the wood framing inside the wall which is vulnerable to rot or termite activity from the moisture that is drawn up into the stucco. See the grading and drainage notes and pay particular attention to make sure good drainage and proper soil level is maintained next to the edge of the house.

[CR] Stucco repair is needed by a stucco contractor who can match the stucco and make sure the weatherproof membrane or building paper is in good condition to ensure that moisture in the stucco will not leak into the wall cavity. The stucco contractor should check the entire exterior of the building and be responsible for patching wherever needed. This picture shows where the vent on the left side of the original garage was covered to extend the master bedroom closets. Moisture is definitely leaking into the wall cavity in this area. Also see notes in next section about the concrete sidewalk level being too high and forcing water into the wall.



## 4.2 EXTERIOR DOOR

**[FE] [CR]** The exterior door to the master bedroom does not have a properly installed sill and this will increase the potential for water leaking onto the framing at the base of the door and this will increase the potential for rot in the framing or subfloor at the base of the door. Have a specialty door installation contractor evaluate the door sill further and correct as needed. The sill needs to slope all the way to the outside edge of the slab to provide a path for water that flows down the face of the door. Anything less than a distinct slope from the outside face to the door to the outside edge of the slab below the sill is only asking for trouble. The sill needs to extend past and over the slab. The door sill needs to be replaced by a door contractor. To properly seal the sill and integrate it into the door frame may require removing the entire door frame and replacing it. See Sidewalk note below for problem with the height of the exterior sidewalk.



## EXTERIOR GROUNDS

### 4.3 DRIVEWAY:

**[CR]** The driveway sloped toward the garage and there can be risk that water could run into the garage on a heavy rain. Ask the sellers if this has ever happened. The driveway should be a little lower than the garage but it isn't. It should slope away from the garage door but it doesn't. The slope into the drain in the picture is weak. The tiny channel drain at the front of the door is probably worthless. The rubber gasket glued down at the base of the door appears to be doing a good job and is a relatively novel way of deal with this. I am not sure how well it will work in a heavy rain or how long it will last but it should be monitored. It is hard to guess how much water could come down the driveway towards the garage door. It is unfortunate that the concrete and drainage contractors did such a poor job and it may be necessary to cut and replace this section to correct the drainage issues. See Grading and Drainage notes also.



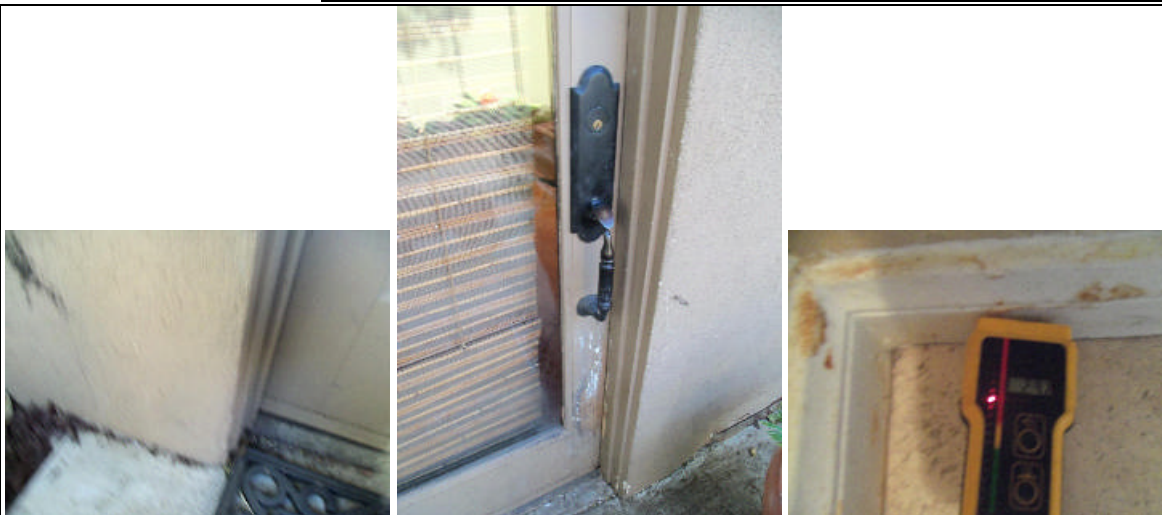
#### 4.4 SIDEWALKS:

**[Defect]** The finish height of the sidewalk or patio is higher than the wood framing that supports the outside wall. Current standards specify that the finish elevation of any flatwork on the outside needs to be two inches below the level of any framing lumber to minimize the risks of moisture intrusion into the wood wall cavity and potential rot. It is hard to determine just how much risk this will create. It may not be cost effective to correct because the only solution may be to bust out the concrete and lower it. I have seen this defect manifest into a substantial problem depending on certain risk factors. When the exterior flooring level is higher than the wood at the base of the wall than any moisture that gets onto the wood will become trapped because the moisture will not have a way to escape to the exterior. This will greatly increase the likelihood of rot now and in the future. This risk increases with time. Waterproofing membranes originally installed will deteriorate over time and even the best will eventually leak if regularly exposed to water. **In this case I feel that the potential for water intrusion onto the wood framing and the risk of rot or other water damage is very high over time.** The longer that this condition has been ongoing and the longer it is allowed to continue the more risk.

**[FE] [CR]** The sidewalk on the left side of the house on both sides of the door into the master bedroom is at or just a bit higher than the slab level on the inside which is the surface the wood framing at the base of the wall sits on. Water is leaking in and is causing problems. The baseboard on the inside has swelled from moisture leaking in from the outside. This baseboard still has moisture in it even this long after the last rain. The baseboard needs to be replaced. The wall needs to be opened to check for damage and possible mold and allow it to dry. See the Mold Statement in the Introductory Notes section at the beginning of this report for additional important information.

**[CR] [CR]** I don't see any way to correct this except to break out the concrete sidewalk, lower the soil level and replace. This is just one problem caused by the landscaping and drainage system being too high and not properly installed.

The first two pictures show the concrete that is too high on the outside of the door. The next two show the water damage on the inside with one showing the moisture meter with a moderately high moisture reading. In the second picture you can also see that there is some damage to the door from dogs.







#### 4.5 ENTRY GATE

[FE] [CR] The entry gate needs further evaluation and repair. Both the door and the frame have damage. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage. This is a custom made door and won't be easy to repair and could need to be replaced if the damage is extensive.



# ROOF

It is not possible to verify the integrity of a roof from a visual inspection. A leak may go undetected even in a new roof. I do not, and cannot, warranty or certify the roof as to whether the roof leaks or may be subject to future leakage. The cause of most leaks is not visible from the surface. I give you my objective evaluation of the overall condition of the roof based on a comparison with the thousands of roofs I have inspected over the years, and report the defects discovered. Further evaluation of reported conditions needs to be obtained before removing any investigation contingency and prior to the close of escrow. The roofing contractor needs to be responsible for inspecting the entire roof because additional deficiencies are likely to be discovered by the roofing contractor that are not part of this report and then make all corrections needed. It is important that the person making any repairs is a licensed roofing contractor who is willing to stand behind the work because this will protect all the parties to this transaction, including the seller, and real estate agents. You can and should request a written roof certification that covers the entire roof from the roofing contractor who does any work on this house. A three year roof certification is not unusual and is a reasonable request. I strongly recommend that you use a roofing contractor who is a member of the San Diego Roofing Contractors Association [www.sdrca.com](http://www.sdrca.com) (619-293-1225). This is the best way I know to protect you from the many poorly qualified people doing roofing repairs and installations.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## 5.1 INSPECT METHOD:

The inspector walked on the roof.

## 5.2 MATERIALS:

Composition Shingles.

## 5.3 GENERAL CONDITION:

\* The roofing material appears generally to be past the mid-range of its life.

## 5.4 COMPOSITION SHINGLE:

There is moderate to substantial loss of the granular surface, which protects the felt below, and this is usually a sign the roof is getting old. This is particularly noted on the south facing slope as shown in the first picture.

[CR] Whenever a new roof is installed, any abandoned vent or other penetration through the roof that is no longer being used should be eliminated. Any penetration through the roof increases the potential for a leak and it is good practice to eliminate any penetrations that are no longer needed. Over the kitchen area an old wood frame penetrates the roof. There are no flashings around these and the only seal is from mastic which will dry out and crack and need regular maintenance. Second and third picture.

[CR] There are damaged shingles over the entry side of the kitchen wing that were very poorly patched and likely to leak. This needs to be corrected by a roofing contractor. Forth and fifth pictures.







### 5.5 SKYLIGHTS:

[FE] [CR] The skylight(s) were installed in a substandard manner, which will increase there potential for leaks. You can either accept this increased risk or have them done properly. None of the skylights have proper flashings for a composition shingle roof. At least one of them has clear evidence of leaking. All of them have been patched which is usually an indication of attempts to solve past leaks. The frames are not secure. I am also not comfortable with the installation of the solar tubes. I noted that some of the seams for the tubes inside the attic were not sealed and have gaps which shows poor workmanship. Last picture shows one of those gaps in the tube in the attic.



### 5.6 EDGE OF ROOF:

The wood at the edge of the roof is particularly vulnerable to rot and water damage where it becomes wet after every drizzle. You need to see the termite report for any areas of rot and the repairs that are to be made. Rot is there responsibility under California law and I try not to step on their toes, but I would not input this note unless I noted deterioration and suspected some rot in the wood.

[CR] The ends of beams or rafters that stick out past the end of the roof are very vulnerable to deterioration and possible rot if they are not flashed or protected in some way. I recommend putting a sheet metal cap on top of the beams where they are exposed that will protect against rot. I see too much damage caused to these exposed ends that could be prevented by this simple prevention. I have been making this recommendation for many years and now the 2008 code cycle explicitly requires this protection for any permits submitted after January of 2008.



## 5.7 CONCLUSIONS

**[FE]** Repairs are needed at this time and there is overall deterioration from age that both need further evaluation by a roofing contractor. Have a roofing contractor examine the roof, estimate the cost of repairs, and help you determine if it is more economical to make repairs, or wiser to re-roof. If repairs are made, the roofing contractor should also give you an estimate of the remaining life so that you can budget ahead for replacing it. **At a minimum, I would recommend that a roofing contractor make all necessary repairs and give you a three year roof certification as recommended in the introductory note at the top of the roofing section.** Also ask the roofing contractor about the added cost of installing ridged insulation to the roof deck before a new roof is installed.

# ATTIC AREAS & ROOF FRAMING

Thermostatically operated attic vent fans are excluded from the inspection.

**[SC]** Safety Concerns **[FE]** Further Evaluation **[CN]** Correction Needed **[CR]** Correction Recommended

## 6.1 INSULATION:

**[RU]** Recommended Upgrade: To insulate the open beam ceiling areas without any attic space, you should seriously consider installing ridged insulation over the roof deck. The only time this can be done, is when the roof is replaced and I encourage you not to pass up the opportunity when the roof needs to be replaced. This will make the home much more comfortable as well as save energy. Homes with exposed roof decks that have not been insulated, become much warmer in the summer, and lose more heat in the winter. This can make a big impact on the comfort of a home particularly in a home without air conditioning. This should give you an additional encouragement to replace the roof.

**[CR]** The insulation that is in the attic sections over the house is very poorly done with large sections missing and I recommend that it all be redone.

**[SC]** The fiberglass insulation above the garage was installed with the paper vapor barrier exposed showing the warning label on each piece that states that the paper face is flammable and can not be left exposed. Also this insulation is only R-13 which is substantially less than today's standard and there are other installation weaknesses.

Picture shows lack of insulation.





## 6.2 EXHAUST VENTS:

[CR] A bath vent fan is exhausting into the attic. They should extend to the exterior in order to minimize moisture being added to the attic. This can be very important in a cold climate where condensation is more of a problem, but doesn't cause as much of a problem in a mild climate like ours. However, correction is still recommended. Picture shows the bath duct terminating inside the attic.



# ELECTRICAL SYSTEMS

All electrical deficiencies should be taken seriously. The Consumer Product Safety Commission estimates that there are hundreds of deaths and over One Billion Dollars in damage due to problems with electrical systems and appliances in homes each year. All deficiencies need to be corrected by an electrician who is competent to make the repair and supervised by an electrical contractor. Most of the deficiencies I see are due to homeowners, handymen, or contractors in another trade, who thought they new enough to perform the work. Don't take chances with electricity. The operation of time control devices are not verified.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## MAIN ELECTRICAL SERVICE

### 7.1 MAIN PANEL LOCATION:

Outside the garage on the left side. by the front corner.

### 7.2 SERVICE RATING:

100 Ampere; 120/240 volt system.

### 7.3 SERVICE WIRING:

Overhead service.

### 7.4 BREAKER PANEL:

The circuit breaker panel appeared to be professionally installed.

### 7.5 BREAKERS:

The type of breakers used in the panel are circuit breakers.

### 7.6 CIRCUIT WIRING:

Non-metallic sheathed cable is being used. This is the most popular wiring system and it is used in almost 100 percent of homes built today. It is usually called Romex for the original brand name it was marketed under. It has a thermoplastic cover that has held up well even in the earliest systems installed. It started taking over the market from rubber insulation in the 1950's. The wire to the circuits that run to the outlets and lighting throughout the house appear to be copper. This is the preferred material. Generally, the only place I view the wire is at the breaker panel.

### 7.7 GROUNDING:

Ground wire connections are noted in the following locations. A ground rod was noted close to the panel.

[SC] The ground wire clamp was loose and needs to be tightened on the hose bib on the left side of the house.



## BRANCH CIRCUIT WIRING

### 7.8 GROUND FAULT CIRCUIT INTERRUPTERS:

**Ground Fault Circuit Interrupters** (GFCI's) are sensitive devices that measure any leakage of current to ground, and are very effective at saving lives by preventing electrocution. They are required under current code to protect outlets in the most hazardous locations which are usually around water. An individual GFCI outlet only costs about \$10.00 and takes a few minutes for someone knowledgeable to replace. Because the cost of upgrading is low, and they save lives, I highly recommend that you install them in any location where they would be required in a house built since the 1999 NEC code was adopted. (NEC-99 Sec. 210-8) The code states that if any of these outlets is ever replaced, for any reason, the replacement outlet must be GFCI protected. I try to test the GFCI outlets when possible.

The exterior outlets that I found and tested were GFCI protected.  
Each of the bathroom outlets were GFCI protected.

[SC] The outlets in kitchen within 6 feet of the sink are not GFCI protected or the protection failed and the outlets should be replaced. These outlets have required protection since the 1987 NEC. Since the 1996 NEC that was adopted in 1999, all kitchen outlets serving any of the counters have required GFCI protection. Make sure the fridge is not protected when

upgrading.

[SC] One or more of your outlets in the garage, that should be GFCI protected, are not protected, or the GFCI that is installed failed and needs to be replaced. Garage outlets that are available for general use have required protection since the 1978 NEC. (A dedicated outlet for an appliance does not require protection)

## 7.9 OUTLETS:

[SC] I found a dead outlet and could not find a switch to activate it at: entry hall on right side.

[SC] Outlets were loose in the walls and all outlets need to be secure and ridged for safety:

## 7.10 EXTENSION CORDS:

Extension cords are a weakness that can cause electrical fires, and the electric code tries to discourage and minimize their use. I encourage you to eliminate them whenever possible and you should always keep the following rules in mind. Extension cords should never be run in a hidden or concealed space or under a carpet. They should never run into a cabinet, or through any wall or partition. Every appliance needs to be plugged into a permanent outlet within the reach of the pig tail cord that is attached to that appliance. If an outlet is not close enough, then a new permanent outlet needs to be installed.

[SC] There is an extension cord in the soil in the yard that I would consider a substantial safety concern and needs to be eliminated. This needs to be replaced with code approved permanent wiring as needed. This generally will need to be a gray PVC electrical conduit that is buried 18 inches under the soil.

## 7.11 FIXTURES:

[FE] The under counter lights in the kitchen flicker intermittently at the same time. An electrical contractor needs to evaluate this further to determine the cause and make necessary repairs.

[FE] The center ceiling fixture in the master bedroom doesn't work and needs further evaluation and repair.

## 7.12

[SC] There is an exposed wire sticking out of the exterior wall above the side door into the master bedroom. This was likely stubbed out for a light that still needs to be installed.



## 7.13 WIRING:

[SC] There were cover plates missing that need to be installed on junction boxes. The purpose of the box and cover is to contain any arc or spark, and protect the splice from physical damage and dirt. The electrician should check the wiring and make sure the box is clean before installing the cover plates. Cover plates were missing on junction boxes in the attic.

[SC] All splices in electrical wiring (with a few exceptions) are required to be made inside of an enclosed junction box in order to contain any arc or spark, and to protect the splice from damage or contact with anything flammable. Whenever electrical wiring splices are exposed and not contained in a junction box, it is an indication of sub-standard workmanship, and I feel that an electrical contractor should check all the wiring alterations that were made for additional shortcuts or poor workmanship. The potential for serious damage, and loss of life, from fires due to faulty wiring is too great to take the chance with a lower standard. Junction boxes are missing and needed in the attic.

[SC] Any wire or cable that is not being used needs to be terminated inside of a junction box that is secured to the wall or framing. The ends can not just be covered with wire nuts or tape. As an alternative, any unused wire could be removed. A wire is terminated improperly

[SC] Any electrical wiring close to the attic access opening is more vulnerable to physical damage due to someone entering or placing storage in the area. Consequently, any wiring within 6 feet of the opening needs to be protected and there are wires in this attic that are not adequately protected.

[SC] Improper wiring, that is below code standards for safety, and needs to be inspected and corrected by an electrical contractor, was noted in the following locations:

#### 7.14 COMMENTS:

[FE] Deficiencies such as these usually indicate that electrical alterations were done by someone without the proper knowledge and need to be repaired by an electrician, not a handyman. Whenever I see substandard electrical work, I feel that an electrical contractor should make the repairs and further evaluate the full electrical system and all the alterations they find, even if not listed in this report. The potential for serious damage, and loss of life, from fires due to faulty wiring is too great to take the chance with a lower standard.

### HOUSEHOLD COMPONENTS

#### 7.15 TELEPHONE:

[CR] The cover panel for the telephone or cable connections is missing and needs to be replaced or installed.



## PLUMBING

Main and secondary water shutoffs (such as under kitchen and bath sinks and behind toilets) are not operated, because they often leak when operated after a period of inactivity. Some corrosion is common, and will not be reported unless it is substantial. You should budget for the replacement of fixtures and components as they age. This is an expected part of home maintenance. Any drain inlet such as a shower, sink, or laundry drain that is not being used will have a trap that can dry out. If the trap dries, sewer gas can escape into the room. Any fixture or drain not being used needs to be capped or the seal maintained by running water down the drain to fill the trap at least once a month.

Problems with the drainage system are generally not detected in the scope of this inspection. You should ask the sellers about any drainage problems in the past because past problems can be an indication of a deficiency that can cause problems in the future. You should also consider having the drain lines scoped with a camera to see inside the drains for hidden problems. This is widely available from plumbing contractors at a reasonable cost.

**Gas Notice:** Testing for gas leaks or proper pipe sizing are not performed.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## WATER SYSTEM

### 8.1 WATER SHUTOFF:

The main water shutoff valve was located on the left side of the house.

### 8.2 WATER LINES:

Copper water lines are noted where visible. This is the generally preferred system. But, unfortunately, copper is susceptible to corrosion and pin hole leaks can develop under certain circumstances. The copper water lines needs to be isolated from any contact with concrete or any cementitious product like stucco, and any steel products such as galvanized pipe, steel gas pipe, cast iron drain lines, steel straps, steel electrical conduits, or any sheet metal or other steel products. It is usually not possible for me to identify all points where the copper could be compromised by contact with these materials. Most of the time the solution is easy once you have found all the spots with contact. Wrapping the copper water line with electrical tape is one easy solution to keep the copper from contacting steel parts. (A wide plastic tape is made specifically for plumbers for this purpose.) Whenever you see the copper in contact with steel, you should use this simple solution. When there is any evidence of corrosion anywhere in the copper water system, a serious effort should be made to find and isolate the copper. The copper can also be attacked by certain aggressive soils, but unfortunately I have no way of testing the soil and this condition will usually go undetected. Fortunately, this soil condition is not a problem in most areas of San Diego County.

[FE] There are sections of the copper water line that have evidence of corrosion and further evaluation and any necessary repair is recommended by a plumbing contractor. This picture is taken in the attic to the left of the heater.



## DRAIN SYSTEM

### 8.3 CAST IRON

Homes built up to the 1960's generally used cast iron sewer lines. Cast Iron rusts from the inside out and generally lasts from 50 to 70 years before needing to be replaced. However, any home over 35 years of age is at increased risk of a failure at some point in the drain system due to aging.

**Read the handout on cast iron drain lines which is available on my web site at [www.AllProHI.com](http://www.AllProHI.com).**

**[FE]** Homes that have cast iron drain lines and were built on slab construction can be very difficult to repair and it can be expensive when the cast iron needs to be replaced. This will require cutting into the concrete slab to install new drain lines and then replacing flooring as well as removing any cabinets and fixtures. You should understand that the cast iron will need to be replaced at some point, but, it is not possible for me to inspect the drain lines or estimate when they will need to be replaced. The only way to inspect the condition of the drain is to run a camera down through the drain. There are many plumbing companies that have the equipment to do this, however, I recommend Bill Hesketh of San Diego Pipe Inspection, (619-466-7374) because this is all he does. This is not a sideline for a plumbing business and since he does not do any repairs, he should be more objective. He is very experienced and charges about \$150.00 to \$200.00, which is substantially less than most prices I hear.

## HEATING SYSTEMS

**No representation is made regarding the integrity of the heat exchanger.** Cracks or rust through the heat exchanger will require that the entire heater be replaced. Unfortunately, this damage is usually not detected without removing parts from the heater and/or doing testing that is beyond the scope of this inspection. You should ask the seller to show you documentation of when the heater was last inspected by an HVAC contractor. If that was more than one year ago, it needs to be inspected now by an HVAC contractor before the close of escrow. Any heat exchanger over 20 years old needs to be inspected by an HVAC contractor every year. A safety inspection by SDG&E is valuable but does not include removing any parts to inspect the heat exchanger or any lubrication or maintenance on the system. If the heat exchanger fails, combustion gas can leak into the house and this could contain carbon monoxide which can be deadly. I am not, and never have been, a heating contractor. My inspection, which follows the standards for my industry, is very limited, and must not be considered a substitute for the regular service and evaluation that is needed from a heating contractor.

-The accuracy of the thermostat, or functioning of any automatic setback or clock is not tested.

**[SC]** Safety Concerns **[FE]** Further Evaluation **[CN]** Correction Needed **[CR]** Correction Recommended

**9.1 LOCATION:**

Attic.

**9.2 TYPE:**

This heater is one of the newer high efficiency gas forced air systems that came into use in the early 90's. Their combustion exhaust gas is cooler and condenses, so the vent is plastic rather than steel which would rust. They are more energy efficient and cost substantially more than a less efficient heater. Several designs in the early 90's were problematic, but those bugs seem to have been worked out of more recent models. If this heater is from the early to mid-90's you should ask a heating contractor if this is one of the heater models that has been found to have problems.

**9.3 AREA SERVED:**

This unit served the entire house.

**9.4 HEATING UNIT:**

Based on industry standards and the limited inspection required by these standards, the heater appeared serviceable, and in operable condition.

[SC] A carbon monoxide detector is recommended in any home with a gas heater. It could save a life if the heat exchanger fails or there is poor drafting.

**9.5 FILTER:**

[CR] The filter was dirty which blocks the air flow. The filter needs to be replaced.

[FE] The return air opening where the filter is seems small to me and I recommend further evaluation by a heating contractor.

**9.6 DUCTS:**

[CR] One of the ducts close to the heater platform is kinked and this needs to be corrected because this can restrict air flow.

**9.7 RETURN AIR:**

[CR] The opening for the return air flow into the heater appears too small or too constricted. Consult a licensed heating contractor for further evaluation and correction and check the installation instructions. Constrictions in the return air flow can substantially effect the efficiency and operation of the unit and need to be corrected.

**9.8 COMMENTS:**

There was no central air conditioning system installed.



# GARAGE - CARPORT

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## 10.1 PICTURE



## 10.2 FLOOR:

Most of the floor was covered with either floor covering or personal belongings.

[FE] You will need to check the floor or any other areas that are not visible today when it has been cleared out.

## 10.3 FIRE WALL:

This is the section of the wall or ceiling that separates the garage from the house and must be covered to slow down the spread of fire from a garage to the house to meet the fire and building codes. Repairs are generally easy, but need to be taken seriously. The minimum material required on the garage side is 5/8" Type X drywall. Stucco which was often used in older homes can still be used today, and 3/4 inch or thicker wood is also acceptable. Sheet metal can also be used for smaller areas. Drywall mud will work on small gaps and stucco patch or any solid patching compound can be used as long as it is secure. Foam or insulation are not acceptable. I give you this information because some areas of the firewall are usually not visible, and you can use this information to make the necessary repairs if any holes are found later when the garage is clear. The reason for all this fuss is that you often have gasoline in the garage inside the car tank or maybe a lawn mower, and if it were ever to catch fire, it would be an incredibly hot and fast moving blaze, and we want to try and slow down the spread of the fire into the house.

[FE] The firewall requirements between the garage and the extension of the master bedroom into part of the garage are not being met and a contractor that knows these requirements needs to determine how best to correct. When the fire wall requirements are not met, this is a good indication that alterations were made without obtaining permits.

[SC] The attic access opening is a violation of the fire wall requirement for separation between a garage and any attic that is open to the area over the living areas. (first picture) There are no approved access doors or openings that meet this requirement except very expensive ones that I only see on commercial properties. The access opening should be closed off permanently. An alternative could be to create a fire wall separation in the attic over the walls of the garage, but this more difficult. Besides the stairway access into the attic, there are also holes up in the attic through the original firewall separation and the attic over the original house. (second picture is one example) In addition there is a large opening in the garage ceiling at the left front corner area that would allow the spread of flames into the attic and at least one smaller one over by the laundry area. All openings between the garage and the attic need to be sealed off as noted above or the attic over the addition needs to be sealed off and separated from the attic over the garage.



**10.4 CAR DOOR:**

The car door(s) appeared serviceable.

**10.5 DOOR OPENERS:**

The automatic car door opener(s) were operational. The automatic reversing system functioned when the door hit resistance. A secondary safety system or electric eye was present and functioned.

**10.6 ELECTRIC OUTLETS:**

See note in the electric section of report.

**10.7 VENTILATION:**

**[CR]** The combustion air vents were blocked or covered. These vents provide combustion air for the fuel burning appliances located in the garage and remove possible contaminated air from exhaust fumes. They need to be open. These vents were on the left side of the garage and were eliminated when the master bedroom closets were extended into the garage. Also see note in water heater combustion air section. Picture shows vent on left side of original garage that has been covered.



# LAUNDRY

The washer and dryer are not operated, or inspected as part of this inspection. Drain lines and water and gas valves are not operated during the inspection. The supply valves sit for long periods of time without being used and are prone to leak when they get turned off and the appliances are removed.

I no longer check the dryer vent for lint build-up, or check the louver at the discharge end of the vent, because the vent almost always needs to be cleaned, and the louver is usually clogged up with lint and doesn't work, so now I always recommend that you check and clean them as part of regular maintenance. I also recommend that you use a high quality flexible metal duct to connect your dryer to the vent that is specifically designed for this purpose. Flexible plastic is only approved for an electric dryer and even then is never recommended.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## 11.1 LOCATION:

Garage.

## 11.2 DRYER SERVICE:

A 220 volt electric outlet is provided for the dryer, but I could not see a gas line stubbed out.

## 11.3 DRYER VENTING:

The code requires the use of smooth wall sheet metal for the dryer duct and does not give any other options except that a maximum of 6 feet of flexible metal duct may be used directly behind the dryer to make the final connection. (Flexible plastic is only approved for this short section on an electric dryer, and even then it is never recommended.) The reason for this, is that the sheet metal is not flammable, not as likely as other materials to build up lint, and strong enough to have the lint cleaned out. (Screws should never be used to connect the sections together because they can will catch lint.)

[SC] There was flexible dryer vent running through a wall in violation of code that needs to be replaced with smooth wall sheet metal.

[SC] The termination used for the dryer vent is intended for a combustion gas vent and the openings are much too small for a dryer vent and it will clog up with lint. This can cause the dryer to overheat and be a serious fire risk. Also, the dryers efficiency will be very low because it will not vent properly. Install a proper termination. (When the duct terminates up through a roof, a T-top type termination or two 90 degree angles can be used to keep the rain out.)



# WATER HEATERS

Water that is hotter than the manufacturers recommended setting of 125 degrees is a scald hazard. I do not test the water temperature.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## 12.1 PICTURE



## 12.2 LOCATION:

In the garage.

## 12.3 ENERGY TYPE:

Natural gas.

## 12.4 SIZE / GALLONS:

50 gallon.

## 12.5 AGE:

1 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

## 12.6 MANUFACTURER:

General Electric.

## 12.7 PLATFORM:

The water heater ignition source or pilot light was elevated properly 18" inches or more above the floor.

## 12.8 EARTHQUAKE STRAPS:

The water heater has two earthquake straps that generally meet the minimum requirements, with any exception noted below.

## 12.9 VENT:

[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire hazard that needs to be corrected. The vent is too close at roof line. One inch clearance is required by code between the dual-wall vent and any wood or other flammable material. The vent is very close or even touching the wood and heat transfer is a clear risk.

## 12.10 COMBUSTION AIR:

[SC] The combustion air supply to the water heater appeared inadequate. The free flow of air to the water heater is critical for proper combustion and venting. Without proper air supply, incomplete combustion and carbon monoxide are common problems. This is important and correction is required. The basic requirement is to have two openings into the closet or any confined space, one opening in the upper 12 inches and the other in the lower 12 inches of the enclosure. Each vent is to have 100 square inches of clear opening into the water heater area. Putting the water heater inside this small closet is most likely choking off the supply of air and these vents are needed. It is definitely best for the vents to be through the exterior wall so the combustion gas comes from the outside.

# BATHROOMS

A important part of home maintenance is to seal joints and seams to prevent water from penetrating through any openings. The shower needs to be sealed at any seams in the wall panels, at the tub spout and handles, and at the base and sides of the shower door. The sink must be sealed at it's edge, around the faucet, and at the back splash. The floor must be sealed at the edge of the tub, and around the base of the toilet. Before you re-caulk, any mold or mildew must be killed, and loose caulk removed, and the area thoroughly cleaned. A silicone caulk with a mildewcide is needed. "Tub and Bathroom" caulk has a mildewcide in it. Normal painters caulk will allow mold and mildew growth and when used around a tub or shower will need to be completely removed and replaced.

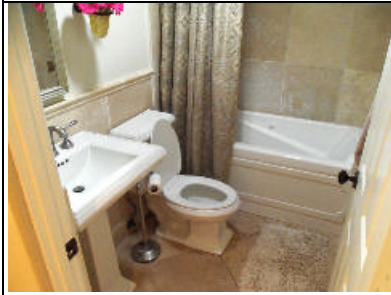
**Notice:** Determining if a shower pan is watertight is beyond the scope of this inspection.

**Notice:** Mold in the bathroom or anywhere else in the house, can be a serious environmental hazard, particularly for people with allergies or other sensitivities. Some varieties of mold may be toxic, and others are considered allergenic, and others are thought to pose little if any risk. I do not know when I see a mold if it is harmful. Therefore, **mold removal and eradication must always be taken seriously** whether noted in the report or not. Mold should never be painted over without removing the mold first. **It is critical that the moisture that allows the mold to live be controlled and any leaking eliminated.**

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

## HALL BATH.

### 13.1 OVERVIEW



### 13.2 ELECTRIC OUTLETS:

The electrical outlets were GFCI protected as recommended.

### 13.3 VENTILATION:

The exhaust vent fan functioned.

### 13.4 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

### 13.5 SINK:

OK.

### 13.6 FAUCET:

OK.

[NOTE] When I first turned on the hot water I was surprised how long it took to get hot water to this sink which was the first fixture I tested.

### 13.7 UNDER SINK:

There were no active leaks noted in the drain or trap.

### 13.8 TUB:

The tub is a fiberglass unit.

[FE] Stress cracks are noted on the base of the tub and this indicates that there is flex in the fiberglass. This deterioration can be expected to continue and there may not be anything cost effective to prevent further deterioration. How long the fiberglass will last before failure is very difficult or impossible to predict. In my experience, patching is not very effective, whether it is done before or after a complete failure. If it starts to leak, I recommend that it be replaced.

[CR] [CR] The fiberglass tub has cracked completely through and I recommend that it be replaced at this time.

[NOTE] I strongly recommend replacing the entire tile wall when the tub is replaced and not just the bottom row of tile. I see too many failures when there is a cold joint in the waterproofing and backing material behind the tile.

With any evidence of leakage you may need to be concerned about the possibility of mold under the tub, inside the wall, or in other hidden areas. The potential for mold growth is high if a leak goes unnoticed or is not repaired quickly. Whenever a hidden cavity becomes wet, it needs to be opened up and dried quickly and thoroughly. Any mold discovered will need to be removed properly. See the Mold Statement in the Introductory Notes section at the beginning of this report.

The second picture shows the crack in the fiberglass. The last picture shows the area under the tub. It may be difficult to see but it is all wet.



### 13.9 TUB/SHOWER FIXTURES:

[CR] [FE] This fixture is very poorly set or installed and needs further evaluation and repair by a plumbing contractor.

[CR] The hole in the tile wall is too large and there is no way to seal it.



### 13.10 WHIRLPOOL EQUIP:

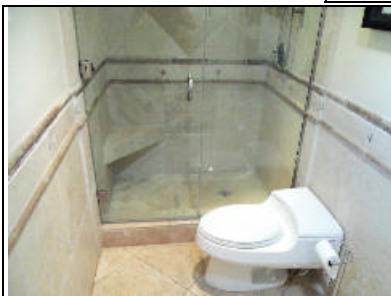
The tub leaks and needs to be replaced so I did not test the spa. However, I can see that there is a leak behind at least one of the jets.

### 13.11 SHOWER DOOR:

This shower uses a curtain.

## MASTER BATH.

### 13.12 OVERVIEW





**13.13 ELECTRIC OUTLETS:**

The electrical outlets were GFCI protected as recommended.

**13.14 TOILETS:**

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

**13.15 SINK:**

OK.

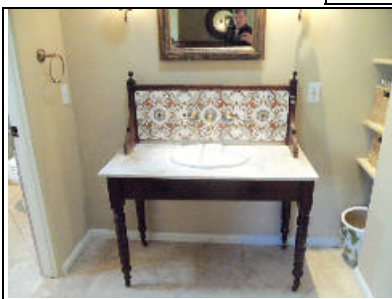
**13.16 FAUCET:**

OK.

**13.17 UNDER SINK:**

[CR] There is no visible trap for the drain line under the sink. The purpose of the trap is to keep the sewer gas from escaping. A plumber needs to install a trap.

[NOTE] The moisture noted in the base of the wall below this sink is almost surely from the leaking of the tub in the other bath that is directly behind this wall.

**13.18 COUNTER TOP**

The counter tops are made with large polished stone slabs. They generally appeared serviceable.

**13.19 CABINETS:**

The cabinets appeared serviceable.

**13.20 SHOWER:**

The shower has a tile floor. It is outside the scope of this inspection to water test the shower pan or determine the integrity of the shower pan or lining below the tile. The tile grout is porous and this shower pan is what waterproofs the shower floor. Unfortunately, it is not visible for inspection, and leaks can go undetected.

[FE] The trap for this shower was completely dried up. This could indicate that the shower hasn't been used in a long time in which case you should ask the sellers why it is not being used. If the shower is being used, then this will indicate that there is a leak in the trap which would require breaking out the base of the shower to replace the trap. In addition there is water damage to the wall directly behind this shower on the living room side which could be due to leaks in the shower pan. It is also possible that the water damage to the wall comes from the leak in the tub in the adjoining bathroom but since the water damage is outside the shower, not the tub, it makes me inclined to suspect the shower. Also, as seen the picture, there is an increase in the moisture reading on the tile inside the shower opposite the water damage on the living room wall. I did not take a picture of the wall on the other side. Clearly further evaluation is needed to determine the source of the water damage and the condition of the shower.



**13.21 SHOWER WALLS:**

The shower walls are tile. It can be very difficult to evaluate the integrity of the waterproofing for any tiled shower enclosure. It is usually not possible to find leaks into the wall behind the tile and I can never assure you that there are no leaks. However, I will try to look for clues to potential problems.

The tile has most likely been glued onto drywall with mastic. The drywall is a type called greenboard. Confirming this is usually not possible, but I can see the greenboard from under the tub in the other bath and presume this one uses the same material. There has been a high failure rate with this system and the manufacturer of greenboard no longer recommends it behind tile in a shower or any location that gets wet on a regular basis. The failure rate for systems installed in the late 80's to mid-90's has been very high because the formulation of the mastic was changed to a water soluble mastic to make it more environmentally friendly. I am always suspicious of these installations and try to check them closely. Things that appear to be minor on the surface, can be an indication of substantial deterioration to the drywall backing material. The things I look for are; cracking of the grout lines or missing grout; minor offsets in the plane of the tiles; any flex or vibration in the wall panels. Unfortunately it is not possible to remove tile during the inspection to truly see the condition of the backing material. It is also difficult to determine when the tile needs to be replaced and this will partly depend on you and how much risk you are willing to take and how much deterioration you will put up with. One of the inherent risks with this material is that the paper covering material is prone to grow mold and mold is usually found when the systems are replaced. See the note about mold risks at the beginning of the report.

**13.22 SHOWER DOOR:**

The shower doors appeared serviceable. A safety etching or seal was noted on the glass.

## INTERIOR ROOMS

**Notice: It is not possible to see through carpeting or other floor coverings, and slab cracks or damaged subfloor are usually not possible to detect from this visual inspection.**

No assessment is made for general wear and tear, and cosmetic defects including small holes, poor patching, or inconsistent texture on the walls are generally not noted. Dirty, stained, worn or frayed carpet or other surfaces will not usually be noted. Window coverings are not included in this inspection. Only a representative sampling of repetitive items will be examined.

SDG&E through a state mandated energy conservation program has been offering some generous rebates to encourage energy conservation. Visit [www.sdge.com](http://www.sdge.com) for more information and to see the latest rebates available.

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended



## SMOKE DETECTORS

### 14.1 OUTSIDE BEDROOMS

[SC] Smoke alarms failed to activate the buzzer when the test button was pushed. Install new batteries or replace alarm(s) as needed.

### 14.2 INSIDE BEDROOMS

Smoke alarm(s) were present inside the bedroom(s). You should test them on a regular schedule, at least annually. I did not test them.

The National Fire Protection Association (NFPA) documented **over 3,400 fire deaths** in homes in 1997. 94% of homes had at least one smoke alarm, and 52 % of all those deaths occurred in the 6 % of homes without smoke alarms. Half of the remaining deaths occurred in homes where the smoke alarm failed, --usually when batteries were dead, disconnected or missing. There is nothing that you can do that is so inexpensive and yet has the potential to save so many lives and so much property. Smoke alarms cost about ten dollars and take two screws to install, so please install them in any location where they are recommended, even if not required, and test them on a regular basis. The NFPA recommends replacing any smoke alarm that is more than 10 years old, and estimates there is a 30% probability of failure in older alarms.

**Smoke alarms save thousands of lives each year, be sure to test your alarms annually.**

**I strongly recommend that you replace the smoke alarms in this home:** Ionization type smoke detectors, which are currently installed in over 90 % of the homes in the US, have two serious flaws. First, they can take 30 to 60 minutes more time to respond to a smoldering fire than a photoelectric smoke detector and sometimes fail to respond at all. By one estimate, at least 10,000 to 15,000 people have died unnecessarily in smoldering house fires between 1990 and 2010 because they relied on ionization detectors. Second, Ionization alarms are notorious for nuisance tripping from cooking or steam from a shower. This causes people to disable or remove the alarm and they lose all protection. Because of these concerns, the [International Association of Fire Fighters](http://www.thewfsf.org/iaff) [\(<http://www.thewfsf.org/iaff> \(IAFF <http://www.iaff.org/>\)](http://www.thewfsf.org/iaff) ONLY recommend photoelectric smoke detectors and never ionization detectors or combination detectors with both technologies. Since it can be difficult to determine what type of alarm is currently in the house, you should assume they are the more common ionization type and replace them. Smoke alarms are inexpensive and easy to replace so please upgrade the smoke alarms in this house with new photoelectric alarms. Then recommend this to your friends and neighbors and let's see how many lives we can save.

### 14.3 LOCATION:

**LIVING ROOM,                      DINING ROOM.**

### 14.4 WINDOWS:

[CR] [FE] Both of the windows on the left side of the living room are out of square in the frames and will not pull in or latch without someone pushing them from the outside. Have a window company make the necessary repairs.

### 14.5 WINDOW

Some or all of the windows in this house have dual-pane glass. They are much more energy efficient and lower the sound level that comes in from the outside. Unfortunately, the seal at the edge of the glass can fail and allow ambient air and moisture to enter the vacuum space between the glass and eventually cause dark stains to form on the glass where moisture has repeatedly condensed between the glass panes. This problem is very difficult to identify when the seal has recently gone bad, but after enough time, the stains can become very dark. In the early stages it is easy to miss a bad window, or they may only be visible when the sun is at a particular angle. Also, any dirt or staining on the outside of the glass can obscure or hide the staining on the inside of the glass panes. The windows would need to be completely cleaned on the inside and out to see if there are any stains from condensation caused by a bad seal. Consequently, it is very possible that I will not see or identify bad windows today. You need to ask the sellers if there are any stains that will not come off when they clean the windows, and you should request that the windows all be cleaned so you can come back and check for this problem yourself. Some window manufacturers had a high failure rate, particularly when dual-pane windows were newer on the market and many of those companies no longer exist. The only solution is to replace the window panels that are effected. An average size window panel can cost \$200.00 or more to replace.

[CR] [FE] All of the windows in the door panels across the back have damage to the reflective coating that is bound to get worse. This is on the inside of the glass and there is no

way to repair these except to replace the glass panels and that is what I recommend.

#### 14.6 EXT DOORS:

[FE] [CR] The door does not have a properly installed sill and this will increase the potential for water leaking onto the framing at the base of the door and this will increase the potential for rot in the framing or subfloor at the base of the door. Have a specialty door installation contractor evaluate the door sill further and correct as needed. The sill needs to slope all the way to the outside edge of the slab to provide a path for water that flows down the face of the door. Anything less than a distinct slope from the outside face to the door to the outside edge of the slab below the sill is only asking for trouble. The sill needs to extend past and over the slab. The door sill needs to be replaced by a door contractor. To properly seal the sill and integrate it into the door frame may require removing the entire door frame and replacing it.

## KITCHEN

Specifically excluded from this inspection are built in can-openers, blenders, or other small ancillary appliances, the refrigerator and other appliances that are not built in, or water purifiers. Also excluded are self and/or continuous cleaning operations of ovens or their timers, clocks, or setback operations and the calibration of any thermostat or heating element. Trash compactors are tested without the addition of trash. Built in microwaves will be tested for their ability to heat only. Determining the adequacy of the dishwasher to wash the dishes or its drying function are beyond the scope of this inspection. The dishwasher is operated through only one fill and drain cycle.

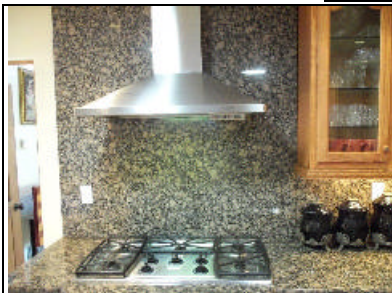
[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

#### 15.1 OVERVIEW



#### 15.2 STOVE:

**Type:** Gas with electric igniter The cooktop/range burners functioned.



**15.3 EXHAUST VENT:**

The exhaust fan functioned.

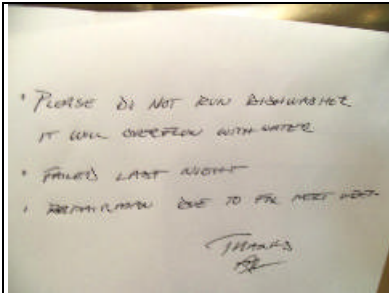
**15.4 MICROWAVE:**

The microwave oven functioned.

**15.5 DISHWASHER:**

[CR] The dishwasher had a note that repair is needed and not to run it.

[CR] There is a big sag in the drain line from the air gap to the garbage disposal that will hold water and can build up sediment. This increases the potential for clogging in the line and the sag should be eliminated if practical.

**15.6 GARBAGE DISPOSAL:**

The garbage disposal functioned.

**15.7 SINK:**

**Type:** Stainless Steel OK.

**15.8 FAUCET:**

The faucet(s) are serviceable.

**15.9 UNDER SINK:**

There were no active leaks noted in the drain or trap of the main sink.



## 15.10 ISLAND SINK

[CR] [FE] There is a small sink on the island and below this sink the base of the cabinet and the concrete slab are wet. I can not find any leak in the plumbing above the concrete and I am suspicious that there could be a leak below the slab level which could be difficult to repair. With any evidence of leakage under the sink you may need to be concerned about the possibility of mold under the cabinet, inside the wall, or in other hidden areas. The potential for mold growth is high if a leak goes unnoticed or is not repaired quickly. Whenever a hidden cavity becomes wet, it needs to be opened up and dried quickly and thoroughly. Even if there is no mold on the visible surface, and even if the leak was repaired and everything is dry now, a hole should be cut in the wall and/or the base of the cabinet to check for mold growth in the hidden cavity behind these surfaces. Any mold discovered will need to be removed properly. See the Mold Statement in the Introductory Notes section at the beginning of this report.

[FE] This could be potentially difficult to correct and it is possible that concrete will need to be cut and cabinets removed and replaced. I recommend further evaluation at this time and before the end of your contingency period. Consult a plumbing contractor that specializes in leak detection. This leaking has clearly been going on for a long time. The area under the cabinets appears moldy or musty. Also, moisture was noted on the base of the cabinet on the far side of the island from the sink so a fair amount of water is leaking and this has clearly been going on for some time.

[CR] I could not find any leak in the drain. However, the drain, the trap and the bent loop are not installed properly and need correction by a plumber.



## 15.11 ELECTRIC OUTLETS

See note in the electric section of report.

**15.12 COUNTER TOP**

The counter tops are made with large polished stone slabs. They generally appeared serviceable.

## POOLS & SPAS

A general impression of the pool or spa lining may be noted, but the integrity of, or remaining life of, pool or spa bodies or linings is beyond the scope of this inspection and I have no way to detect leaks in the pool or spa walls or linings.

Excluded from this inspection are diving boards, slides or other recreational accessories; pool covers, back-flushing systems, automatic water fill systems, pool cleaning equipment, valves, air switches, jets, water quality or water chemistry, chemical injection systems or other conditioning devices and related components. Pressure and leak tests are not performed during this inspection. Solar panels are not tested, and are inspected only for leaking and only if they are operating at the time of the inspection. Timers, or any electronic controllers are not tested.

**Make sure you read the hand out provided from the Consumer Product Safety Commission on Preventing Child Drownings. It is also available at <http://www.cpsc.gov/CPSC/PUBS/PUBS/359.pdf> For more detailed guidelines on safety barriers for home pools read <http://www.cpsc.gov/CPSC/PUBS/PUBS/Pool.pdf> The inspection of the pool enclosure is very limited and it is your responsibility to make sure that your pool enclosure meets the child access barrier requirements. Evaluating the adequacy of child access or pool barrier requirements is excluded from this inspection.**

SDG&E through a state mandated energy conservation program has been offering rebates of between \$125.00 to \$300.00 for the purchase of a new pool pump or motor to promote the replacement of older less efficient models with more efficient models built today. Visit [www.sdge.com](http://www.sdge.com) for more information and to see if this is still available.

This is a limited and general inspection for which I charge \$100.00 and produce a one to two page report. If concerns are noted, you need to have further evaluation by a specialist. As I mentioned to you when you booked the inspection, I am happy to recommend someone who I truly consider to be an expert, to do a much more in-depth inspection for you. The price for that persons service is \$300.00 to \$400.00. His name is Rich English and you can find out more about his services at <http://www.poolinspections.com>

[SC] Safety Concerns [FE] Further Evaluation [CN] Correction Needed [CR] Correction Recommended

### POOL EQUIPMENT

**16.1**

[FE] I could not test any of the spa equipment because the spa is not operational and the water level was too low. I strongly recommend further evaluation of all aspects of the spa by a pool contractor before the end of your contingency period. There could potentially be substantial problems that will not be discovered until it is made operational and tested.





**16.2 HEATING UNIT:**

A natural gas heater was installed.

**16.3 FILTER:**

The filter is a cartridge style. The filter generally looks older than the other equipment.

**16.4 FILTER PUMP:****16.5 WATERFALL**

[FE] [CR] The waterfall that flows into the spa is not in good condition. There are large cracks in the concrete where water will leak.

**16.6 BONDING:**

[SC] The pool equipment and metal components within 5 feet of the pool/spa lacked proper bonding. Further evaluation and correction is needed.





**16.7 ELECTRICAL:**

[SC] There is an electrical box that is supported only by an electrical conduit. This is not acceptable because the conduit is not strong enough and if it was to bend or break the wiring inside would be very vulnerable. The outlet is required to have a second means of support such as a post.

**16.8 .GFCI DEVICE:**

[SC] The waterproof cover needs to be replaced on the GFCI outlet.

**SPA or HOT TUB****16.9 TYPE:**

An in-ground installation with gunite concrete walls and a plaster coating.

Pool plaster will generally last from 10 to 30 years before needing to be replaced. How long it will last depends on how well the chemical balance is maintained in the pool, the quality of the original plaster installation, and some judgment about when to replace. I try to give you a rough but admittedly imprecise guide to where the plaster appears in its life.

[FE] Blisters or areas where the top layer of plaster has peeled indicate aging and deterioration of the plaster. They do not necessarily leak but should generally be patched. A lot of blisters indicates the pool may need new plaster.

[FE] The plaster appears to be older and in the later part of its life. I recommend that you have a pool plastering contractor give you a cost estimate to replaster the spa, and an estimate of any remaining life and the risk of leaking as the plaster gets older.



**16.10 GENERAL  
CONDITION:**

[FE] The spa water level was too low for me to operate the spa equipment. You should ask the sellers about why the water is low, when was the last time it was used, and what they know about the condition of the spa. You can also request that it be cleaned and filled and then demonstrated for you. Repairs and service will be needed by a professional. Water will evaporate from any spa but when the water level is this low, it definitely makes me wonder if there is a leak in the lining and further evaluation of this risk is needed.

**16.11 COVER:**

[SC] The cover is missing and needs to be installed to provide protection from a small child accessing the spa and to increase energy efficiency.

**16.12 SPA DRAIN:**

[SC] Spa drains create a tremendous amount of suction and hair or parts of the body can be sucked into or become trapped onto the drain. These risks have caused an alarming number of drownings and new standards were enacted in December 2008. Unfortunately, spas built before that time do not meet these safety standards. These rules require public pools to retrofit their drains but the retrofitting requirements do not apply to single family homes. To better understand drain entrapment hazards please see the second page of the Consumer Product Safety Commissions brochure "Your Pool - Your Family's Safety" at: <http://www.cpsc.gov/cpscpub/pubs/360.pdf>

[SC] The drain cover(s) were the old type/design that present a safety hazard due to suction entrapment. I recommend the cover(s) be replaced with the newer design to reduce the risk of someone being caught or trapped by the suction from the pump.