

# 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: Pool Lover  
Inspection Address: 1234 Pool Street  
Bonita, CA 91902

Date:  
Time:

**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 Pool Lover 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. ©

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: Pool Lover  
 Inspection Address: 1234 Pool Street  
 Bonita, CA 91902

Date:  
 Time:

**This report was prepared for Pool Lover 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.

## Table of Contents

|                                    |    |
|------------------------------------|----|
| INSPECTION REPORT                  | 9  |
| STRUCTURE, FOUNDATION, CRAWL SPACE | 12 |
| EXTERIOR                           | 17 |
| ATTIC AREAS & ROOF FRAMING         | 25 |
| ELECTRICAL SYSTEMS                 | 26 |
| PLUMBING                           | 28 |
| HEATING SYSTEMS                    | 31 |
| AIR CONDITIONING                   | 33 |
| GARAGE - CARPORT                   | 34 |
| LAUNDRY                            | 35 |
| WATER HEATERS                      | 36 |
| BATHROOMS                          | 40 |
| INTERIOR ROOMS                     | 47 |
| KITCHEN                            | 49 |
| FIREPLACE                          | 54 |

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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**

**1973 - 1984**

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

## **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:

1975 (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:

3550 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:

overcast.

### 1.4 OCCUPIED:

The house was vacant at the time of the inspection. And, was generally empty.

### 1.5 PEOPLE PRESENT:

The client was not present during the entire inspection, but was present towards the end of the inspection to review the entire report. 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 NOT INSPECTED:

The following items were not included as part of this inspection and no representations are made as to there present or future conditions: the sump or septic system that is off the back corner of the pool house; the mechanical awning that is attached to the back edge of the house; and the playground equipment; and the hole house vacuum which was not plugged in and I didn't find any hose or attachments for it.



### 1.14 SAVE ENERGY

There are generally a number of energy saving incentive programs available for a wide variety of potential energy saving projects around the house. These programs change on a regular basis. The best place to find the latest programs available is at [SDGE.com/saveenergy](http://SDGE.com/saveenergy) or call 1-800-644-6133. I encourage you to check out the latest programs and financial incentives and take full advantage of them.

## 1.15 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>.

## 1.16 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.

**1.17 PERMITS:**

**[FE]** This house has additions or alterations that should have a permit. I do not check for permits but you are encouraged to check the inspection records to make sure permits and final signatures were obtained. 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. (All electrical and plumbing alterations always require a permit, as do any structural alterations or additions to the square footage.)  
The master bath was remodeled and extended and I doubt that this was done with a permit.

## 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 [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.  
Because of the high soil level and other obstructions very little of the perimeter foundation is visible.

# 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 do 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. The swale or drainage channel is not adequate to meet the minimum requirements and needs to be improved to carry the water around the house usually from the back or side yards to the street. A minimum slope of 1/8 inch per foot would need to drop about 6 inches in each 50 feet, and it is much better to drop one foot in each 50 feet to adequately allow excess rain water to escape to the street. Neither of these standards are met around this property and excessive amounts of rain water could saturate into the soil before it has an opportunity to drain away. Yard drains are recommended as an alternative to a swale in order to collect and remove the excess water. Slope the soil into the yard drains and provide as many drain inlets as needed to catch all the low spots in the yard. 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.



[CR] There was ponding water on the front sidewalk in front of the entry that is likely from the sprinklers and will pond



every time the sprinklers are ran. A way needs to be found for this water to escape.

### 3.2 POOL HOUSE

**[FE] [CR]** There is mud all the way around the pool house with standing water in several areas and water flowing out onto the trail behind the back fence. This needs immediate attention to determine the source of all this water and correct the situation. There are many possible sources and these are the ones that come first to my mind but not all the possibilities. The slope and grading is terrible and all the water from the back yard drains towards the pool house. The yard is being greatly over watered and the excess water runs and pools around the pool house. The sprinklers are leaking. There appears to be a sump pump which is likely for the sewer drain for the pool house that has failed and is full of water. Someone overfilled the pool and the excess water leaked out. There could also be a leak in a water line.



**[FE]** I was walking around the back of the pool house and the ground had a lot of soft spots that I figured were due to gofer tunnels, then I stepped in one spot and sunk about a foot.



### 3.3 YARD DRAINS:

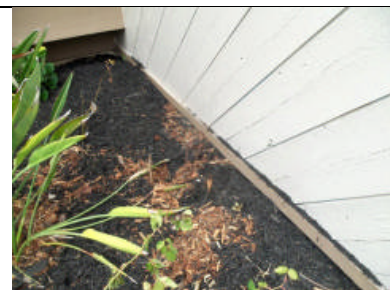
**[CR]** Water should never run off a roof and dump at the edge of the house into a trapped planter area. The water needs to drain away from the house and out to the street just like any rain water. The easiest way to do this is usually to install rain gutters and tie the down spouts into a drain line or make sure they drain outside the planters and run away from the house and to the street.

### 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.

The short wall to in the front is wood framed with a stucco siding and this wall needs the same clearance as any stucco wall.



[CR] This picture shows how high the soil level is in relation to the floor level of the pool house. The soil level is too high all the way around and needs to be lowered and the area around this building re-graded. The soil level needs to be a minimum of 6 inches below the slab level. This will be a substantial task.



### 3.5 DOWNSPOUTS:

[CR] Downspouts should never discharge into a planter or planting area next to the house where water can become trapped close to the house by a planter wall, a curb, a sidewalk, or anything that can trap the water. At a minimum the downspout needs to be extended so that water can flow freely away from the house and the best thing to do is to tie the downspout directly into a drain line. The downspout(s) of particular concern are on the front wall.

### 3.6 RAIN GUTTERS:

Only the pool house has rain gutters.

[CR] The rain gutters do not project far enough from the roof, and water will overshoot the rain gutter in a heavy rain when they are most needed. The gutters will need to be re-installed and set properly.

The rain gutters are plastic. These tend to be weaker and more problematic and I never recommended them. They sag and the joints leak. Consideration should be given to replacing them with seamless aluminum.



[CR] I strongly recommend rain gutters on the front of the house, particularly to keep the rain from the sopped roof from running onto the flat roof. This section used to have rain gutters but they were removed. The down spout is still installed.



### 3.7 LOTS WITH SLOPES

**Notice:** Hillsides, slopes, banks, etc. are not examined for their stability, drainage, or any other consideration. Inspector is not a geologist or engineer, and this inspection does not include geological conditions or site stability.



### 3.8 SPRINKLERS:

[CR] There are sprinkler valves at the back left and back right corners of the house that are likely leaking. The soil around the valves is very saturated with water. Neither of these valves are wired up.

[CR] A sprinkler valve on the side of the pool room is also leaking badly.

[CR] The unregulated pressure in the water system is about 130 PSI. 130 PSI is much too high for a sprinkler system and this is probably why there are so many leaks at the sprinkler valves and other problems with the sprinklers. Sprinklers need to be at 60 PSI just like a house.

[FE] [CR] There is a lot of water all around the back pool house and water is running out onto the trail behind the fence. Someone needs to determine where all this water is coming from and make corrections. The sprinklers are definitely part of the problem but I don't know if they are the only problem.

The picture shows the leaking valve which is at the side of the pool house. This is likely due to the very high pressure in the system.



## EXTERIOR

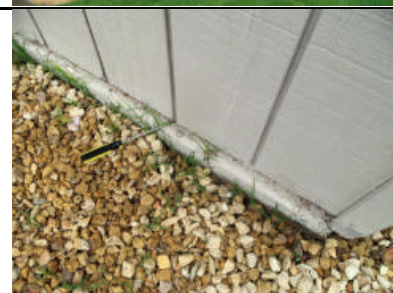
Lawn sprinklers and low voltage yard lighting are not included in this inspection.

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

### EXTERIOR OF HOUSE

#### 4.1 EXTERIOR WALL

[Defect] The slab projects past the edge of the outside wall on the pool house. Any water running down the side of the wall hits this lip. It is difficult to seal the base of the wall, particularly long term, from water that wants to leak between the slab and the wall, and I often see leaks on the floor along the outside wall. However, the water doesn't need to leak all the way in to cause problems. Moisture in the base of the siding or framing will increase the potential for mold, rot or termite activity.



## 4.2 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 has been painted. Although this is not recommended, it is very common. Unpainted stucco needs almost no maintenance, but once painted, the paint will need to be maintained.



[NOTE] The stucco at the back of the master bathroom extension is crude, uneven and there doesn't appear to be any weep screed and this makes me concerned about the general quality of this addition and makes me suspicious that it wasn't permitted.

## EXTERIOR GROUNDS

### 4.3 TRIP HAZARDS

**TRIP HAZARD REALITY CHECK:** Trip hazards can cause serious injuries and are the cause of many deaths each year and their risks need to be taken seriously. Offsets or irregularities in any walking surface anywhere in or around the home or property as well as wet or slick surfaces can be a trip hazard. There are more emergency room visits due to trip and falls than to any other hazards in a home. Every homeowner must be responsible for evaluating all their walking surfaces and making their own judgment of these risks. These risks can vary greatly depending on the occupants of the house. Since every walking surface, every obstacle, every irregularity, every offset, and every slick surface, is a trip hazard, it does not make sense to list all possibilities. Any that may be listed here are intended to give you an idea of the types of things you should be looking for and are not by any means intended to be a complete list of the potential hazards. Trip hazards are encountered with every step. Be aware and be cautious. The responsibility is yours. You need to take the responsibility to reduce trip hazards around your property for your own safety and to reduce your liability. You should look at all the walking surfaces for ways to improve their safety by making the surfaces more even and eliminating anything that projects above the surface, or creates any depression in the surface that someone could catch a foot on.

### 4.4 DRIVEWAY:

[CR] The asphalt driveway had reached the stage where maintenance is recommended. I recommend patching and slurry sealing to improve appearance and maximize its service life.

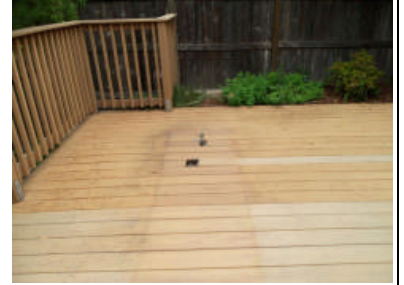


**4.5 SIDEWALKS:**

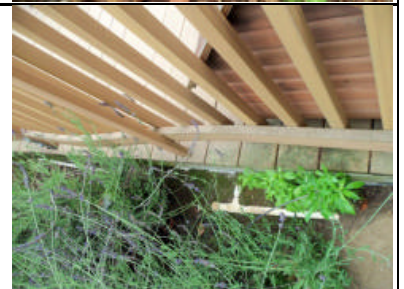
[CR] There are cracks in the sidewalk that indicate movement in the soils below. They indicate some movement over the years, and further movement can be expected, but the sidewalk is still functional for use at this time. Poor drainage and over-saturation of the soil under the concrete are usually the most likely cause of the cracking and movement and Improving the drainage is always recommended to minimize the chance of future movement. Any recommendations in the grading and drainage section need to be followed.

**4.6 WOOD DECKS:**

[CR] There is substantial damage to the composite decking and many of the boards need to be replaced towards one end with an odd board in another area also bad.

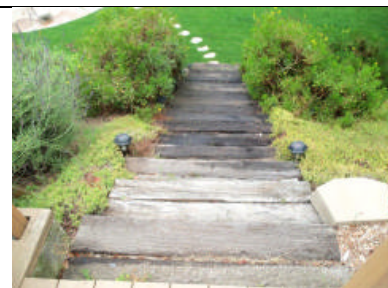


The bottom rail on the wood deck railing was constrained without any ability to expand and so it warped to relieve the pressure from expansion.



## 4.7 STAIRS:

[SC] All stairs and steps need to meet minimum standards for safety or they can be a trip and fall hazard. Trip and fall hazards from stairs are the number one cause of injuries and emergency room visits in and around homes and need to be taken seriously. The back steps down to the pool do not meet the minimum requirements in several ways and are clearly a trip and fall hazard. There is no handrail and the steps are uneven and irregular. [SC] There are steps over 8 inches high, which is the maximum acceptable by code. This could be a trip hazard. [SC] The spacing between the steps or stairs was inconsistent and this can be a trip hazard. The code states that the variation in the height or depth of any stairs should be no greater than 3/8's of an inch.



# 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 [CR] Correction Recommended

## 5.1 INSPECT METHOD:

The roof was inspected at the edge from the top of a ladder, or from other view points available. I am not willing to take the risk of breaking a tile by walking on the roof.



## 5.2 MATERIALS:

Concrete Tile over main house and pool house with Modified Bitumen over the garage.

## 5.3 GENERAL CONDITION:

\* The overall appearance of the concrete tiles roof is good except as noted. See notes for flat roof section.



## 5.4 CONCRETE TILE:

Concrete tiles are not waterproof and a wind driven rain can get under the tile. What waterproofs the roof is the felt underlayment below the tile. Unfortunately, there is no way to inspect the felt, and any damage to the felt will go undetected until enough water leaks through to be noticed. Although the tiles themselves are very durable and can easily last 50 to 80 years or longer, there are a high percentage of these roofs that have failed and leaked. Most of these leaks are due to original installation defects in the felt or flashing and are not visible from the top. I try to list any defects that I can see to help establish the original quality of the installation. Since the waterproofing membrane is the critical element, a lot of tiles, sometimes entire planes of the roof, need to be removed to expose and replace the damaged felt below. This is particularly true when any leaks are noted in the field or central areas of the roof. See section on deficiencies or leaks that follows.



**[CR]** There were cracked or broken tiles noted on the roof. I recommend that they be replaced. It doesn't make good sense to patch, mastic or glue broken tiles back together as a repair because the repairs may last 10 years if done well and a new tile should last over 50 years. Also, many repairs are poorly done and only last a few years. Broken tiles that need to be replaced are noted in the following locations: just to the left of the garage roof on the 2nd and 7th rows up from the front. Both of these were patched with mastic but this has failed and the tiles need to be replaced.

Extra tiles were noted on the property by the back pool house.



This picture is over the master bath. The tile was not secure along the edge of the wall and moved.



[CR] Cut the tree branches away from the roof. This is by the master bath.



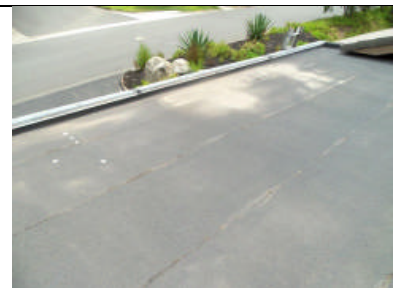
## 5.5 POOL HOUSE

The roof over the pool house the same concrete tile as the house and appears serviceable.



## 5.6 MODIFIED BITUMEN:

[CR] There are spots or areas with cracking or other deterioration due to aging, and maintenance or repair is recommended at this time. The entire roof over the garage should be inspected and repaired as needed by a roofing contractor that has experience with this material and willing to certify the roof after the repairs are made. Any sealant used needs to be specifically designed to be compatible with the modified bitumen. Common roofing mastic is not compatible with this material, but is too often used when repairs are not done by a specialist. The roofing contractor should check the entire roof with special attention to the edges or any transition areas and make any needed repairs or maintenance. This is often called a roof 'tune up' and is a necessary part of maintenance to extend the life of the roof.



[FE] Repairs are needed at this time and there is overall deterioration from age that needs 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 this section of the 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.



**[Defect]** The flat roof has areas that will pond or hold at least a little water. The code and manufacturers specifications for a flat roof requires a slope of 1/4 inch per foot to ensure that water will not pond. Any areas that pond will be much more prone to damage, particularly as a roof gets older, because any water that sits on the roof can continue to seep through even a small leak until all the water evaporates. If a roof has the proper slope, the only time it can leak is when it is actually raining and a minor leak will be far less likely to cause damage. Whenever a roof is replaced, I feel very strongly that any ponding, even if it is minor, needs to be eliminated before the new roof is installed. The ponding will shorten the expected life of the roof, cause more rapid deterioration to the roofing material in any areas that pond, and cause more damage to materials below the roof when it leaks. Any ponding on this roof is probably shallow.

The areas in the picture with the light silt deposits pond water.



**[FE]** There is lots of staining under this roof but most likely that most of this is from a previous roof. However, one section of plywood was replaced and this new section has a stain that I am more suspicious is from the current roof.



## 5.7 SKYLIGHTS:

**[FE]** There is water damage to the texture, paint or finish below the skylight in the master bath and the roofing contractor needs to investigate the possibility that there is a leak around the skylight. I strongly suspect it is leaking.

**[FE]** The flashing details for the skylights are weak and I recommend that they all have further evaluation. It appears that all the water that runs around the skylights will run under the tile to the edge of the roof.





# ATTIC AREAS & ROOF FRAMING

Thermostatically operated attic vent fans are excluded from the inspection.

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

## MAIN HOUSE.

### 6.1 ATTIC ACCESS:

I found access into the attic at the following location(s): hall ceiling.

### 6.2 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 loose more heat in the winter.

[RU] Recommended Upgrade: There is about 3-1/2 inches of fiberglass batt insulation which has an R value of about 11. This is low by today's standards but not unusual for older homes. Adding insulation will be a good idea, particularly in inland areas, to improve energy efficiency and comfort. ( For a new home today; 5-1/2 inches with an R 19 rating would be considered minimum for mild areas along the cost and 9 inches with an R-30 rating would be minimum for inland areas.)

### 6.3 FRAMING:

The roof framing for this structure is predominantly conventional framing built in place.

### 6.4 SHEATHING:

The primary sheathing that supports the roofing material is Oriented Strand Board (OSB) that has been added over the original skip sheathing. OSB is sometimes called wafer board. This indicates that the original roof was cedar shake and that the original roof has been replaced.

## POOL HOUSE.

### 6.5 ATTIC ACCESS:

I found access into the attic at the following location(s): ceiling in bedroom.

### 6.6 INSULATION:

[RU] Recommended Upgrade: **There is no insulation in the attic and you should seriously consider adding some to improve energy efficiency and comfort.** Through a state mandated program, SDG&E is currently offering a rebate for adding insulation to older homes. You need to call SDG&E before you install the insulation for more information.

### 6.7 FRAMING:

The roof framing for this structure is predominantly factory built trusses.



# 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 [CR] Correction Recommended

## MAIN ELECTRICAL SERVICE

### 7.1 MAIN PANEL

#### LOCATION:

Left side of the building,

### 7.2 SERVICE RATING:

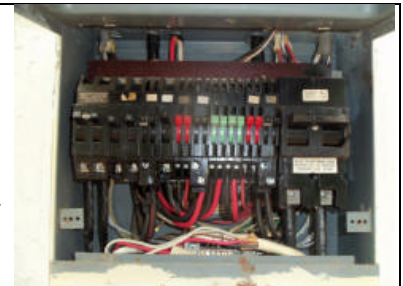
175 Ampere; 120/240 volt system.

### 7.3 SERVICE WIRING:

Underground service entrance.

### 7.4 BREAKER PANEL:

[SC] [FE] A Zinsco TM or SylvaniaTM-Zinsco electrical panel is installed in this building. Serious electrical hazards have been reported with these electrical panels. It is not possible to detect these hazards in the home inspection because damage is not visible until the breakers are removed or tested. A licensed electrician who is familiar with this equipment should be called to inspect the panel for fire and shock hazards. The only way to eliminate these risks is to replace this equipment. Additional information about these hazards is available at a building research website: [www.inspect-ny.com/electric/Zinsco.htm](http://www.inspect-ny.com/electric/Zinsco.htm).



### 7.5 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. The wiring to the sub-panels is aluminum.

## BRANCH CIRCUIT WIRING

### 7.6 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.

**[SC]** One or more of your bathroom outlets in not GFCI protected, or the GFCI failed and needs to be replaced. Bathrooms have required protection since the 1975 NEC. Half bath outlet(s) are not protected. Also, there is a secondary outlet on the wall of the pool house bathroom that is not protected.

**[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)

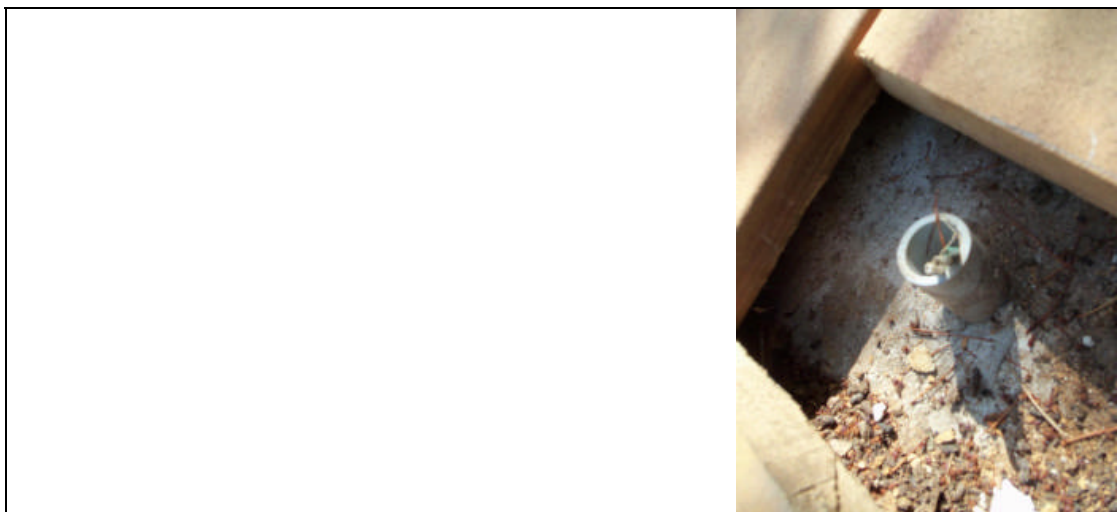
**[SC]** The outlets in kitchen within 6 feet of the sink are not GFCI protected or the protection failed and the outlets should be replaced. These outlets have required protection since the 1987 NEC. Since the 1996 NEC that was adopted in 1999, all kitchen outlets serving any of the counters have required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

### 7.7 WIRING:

**[FE]** There is a jumble of wires under the pot shelf behind the kitchen that needs further evaluation by an electrical contractor. The wires need to be cleaned up or removed.

**[SC]** There is an electrical line that runs to the old location for a barbecue that needs to be removed. It connects with a plug to the back outlet. It is currently unplugged but if plugged in would energize wires that were cut off at the deck level.





## 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 [CR] Correction Recommended

### WATER SYSTEM

#### 8.1 WATER SHUTOFF:

The main water shutoff valve was located inside the garage on the left side. close to the front of the garage.

#### 8.2 WATER PRESSURE:

A water pressure regulator was located inside the garage on the left side. close to the shutoff valve.

The water pressure was between 50 and 60 PSI, which is right in the middle of the acceptable range and where I recommend setting any pressure regulator.

The water pressure in the street supplied by the water district is very high and I recommend that you purchase a water pressure gauge so that you can check and monitor the water pressure on the house side of the water meter to make sure that the pressure regulator is working.

[CR] The water pressure for the pool room is over 130 PSI which is seriously over the standard maximum pressure and must be lowered. The pressure regulator needs to be adjusted, repaired, or replaced as needed to lower the pressure. Older regulators usually need to be replaced. Regulators are required by code to maintain the pressure below 80 PSI to minimize leaks at fixtures, stress on appliance hoses, and excessive use of water. Regulators are usually set between 50 and 60 PSI.

[CR] 130 PSI is much too high for a sprinkler system and this is probably why there are so

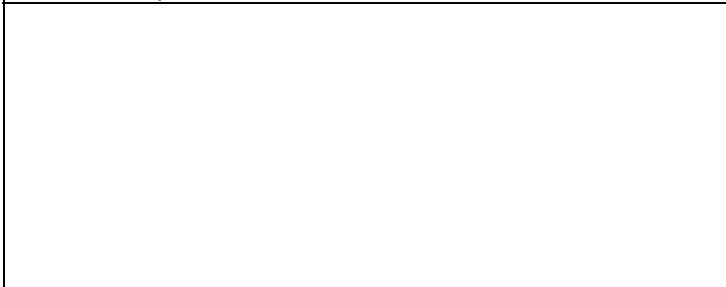
many leaks at the sprinkler valves and other problems with the sprinklers. Sprinklers need to be a 60 PSI just like a house.

### 8.3 PLASTIC PIPE

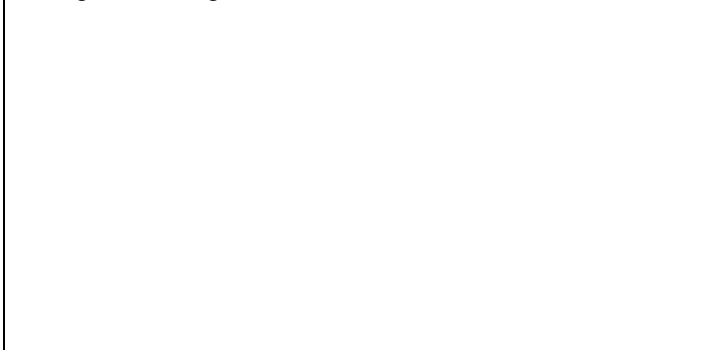
[CR] A polybutylene plastic piping system was installed and is still in service in the attic over the pool house. These systems were installed extensively between 1979 and 1986 but were taken off the market due to problems inherent in the systems that caused leaks and they have been involved in litigation. Information can be obtained by calling 800-356-3496. They can send you an information packet.

[CR] There are 5 sections visible inside the attic and each one has evidence of bad fittings with substantial corrosion on some. This is evidence that is generally considered a prelude to failure. I recommend replacing all the plastic pipe sections. It is entirely possible that all the sections are visible in the attic but the plumbing contractor will need to determine that. These sections would be relatively easy to replace.

[CR] There is also a section of galvanized pipe being used on the pool house and this is inside the water heater closet and runs to a hose bib. This also has high failure rates and should be replaced.



[CR] There is also a section of galvanized pipe being used on the pool house and this is inside the water heater closet and runs to a hose bib. This also has high failure rates and should be replaced. The dielectric coupler in this picture is rusting and failing.



### 8.4 HOSE FAUCETS:

[CR] A hose faucet handle was damaged or missing, and needs to be replaced on right side of house.



**8.5 COMMENTS:**

**[FE] [CR]** There is a lot of water all around the back pool house and water is running out onto the trail behind the fence. Someone needs to determine where all this water is coming from and make corrections. The sprinklers are definitely part of the problem but I don't know if they are the only problem. The water pressure is much too high to the sprinkler system and the pool room. There is a risk of a leak in a pressure line somewhere.

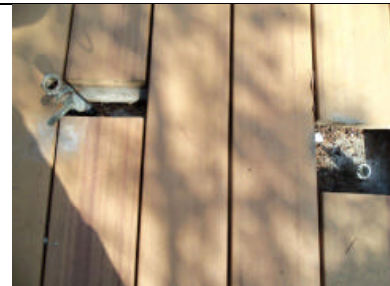
**DRAIN SYSTEM****8.6 .SEWAGE EJECTOR:**

**[FE] [CR] [SC]** I suspect that what is under the heavy steel lid at the back corner of the pool house is a sewage ejector. It is not working and the water level is up close to the top of the tank. The entire system needs further evaluation.

**[SC]** The sewage ejector tank was not sealed, leaving raw sewage open to the environment. This condition is a health hazard and needs to be corrected. This will likely require replacing the equipment with a new sealed tank. This can be a substantial expense and you should have further evaluation and get a price from a plumbing contractor.

**GAS SYSTEM****8.7 GAS PIPING:**

**[SC]** Any gas line that is not being used, needs to be capped. Having a valve that is turned off does not meet this requirement because a valve is much more likely to leak than a cap. Have the valve replaced with a cap. This is for the line that sticks up in the back patio where there used to be a barbecue. It would be best to cap this at the edge of the house and eliminate the rest of the line. The gas line sticking up is a trip hazard.



# 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 [CR] Correction Recommended

## MAIN HOUSE.

### 9.1 LOCATION:

Attic.



### 9.2 TYPE:

Gas Forced Air system with electric igniter (Systems of this type have been in use since the early-80's)

### 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.  
The heater appeared to be relatively new or was at least much newer than the house itself.

**9.5 FILTER:**

[CR] The filter is installed in the side of the return air plenum next to the heater. Where the filter slides into the plenum, there is a large slot that needs to be sealed to keep unconditioned air from being sucked into the heating system. It is not sealed. Generally there is a metal cap, but this is missing. Also, this can be a safety concern when the filter is close to the burner chamber because combustion gas (and possibly carbon monoxide) could be drawn into the air flow that circulates through the house.

[CR] The filter is installed in the furnace located in the attic, and this makes it very inconvenient to change. I recommend relocating the filter to the return air grill where it will be much easier to change. Return air grills that hold a filter are available and usually easy to install.

**9.6 VENT:**

[FE] The vent needs further evaluation by an HVAC contractor. Dual wall vent can not be cut and fitted and it looks like the section over the top of the heater was cut and fitted back together with tape. Also check the transition connection to the larger section that runs through the roof.

**POOL HOUSE.****9.7 LOCATION:**

Direct vent wall heater located in living room.

**9.8 TYPE:**

Gas with a pilot light.

**9.9 HEATING UNIT:**

[FE] You should ask a heating contractor about how adequate this heater will be to heat the pool house. I suspect that it is small for the square footage that it is expected to heat. Any wall heater will heat the area closest to it far better than areas farther away. The heater is not likely to provide adequate heat to the bedrooms farther away.

[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. This is particularly important when a heating system is older and this heater is older.



**9.10 AIR CONDITIONING**

There was no central air conditioning system installed with this heating system.

## AIR CONDITIONING

SDG&E through a state mandated energy conservation program has been offering rebates of between \$200.00 to \$500.00 for the purchase of a new high efficiency central air conditioner 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.

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

**10.1 LOCATION:**

The unit was located on the right side of the building.

**10.2 SYSTEM TYPE:**

"Split system" The condensing unit and evaporator coils were at different locations.

**10.3 AGE:**

\* The air conditioner appears to be in the early to mid-range of its expected life.

**10.4 SYSTEM CONDITION:**

**[FE]** The power to the condensing unit was turned off, shut down or nonfunctional. I do not check the system any further when it does not operate. The power may just be off or the entire system may need to be replaced. You definitely need further evaluation by an HVAC contractor. I will not turn the power on to a unit that is not energized. The power is supposed to be on for 24 hours before starting up an A/C condenser to make sure the refrigerant is in a fluid state.

**10.5 COIL:**

**[FE]** The part of the air conditioner called the coil and sits in the attic next to the heater is much older than the heater and appears older than the compressor on the outside.



# GARAGE - CARPORT

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

## 11.1 PICTURE



## 11.2 FLOOR:

The visible areas of the garage floor appeared functional, with cracks present that should not effect the functional use of the garage.

## 11.3 FIRE WALL:

The visible areas of the garage firewall appeared serviceable.

## 11.4 FIRE DOOR:

The door between the garage and the house must be solid core, metal, or have an approved rating stamp. It must also be self-closing, tight fitting, and without a pet door or other opening to meet the fire and building codes. 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. I print this note even when the door is properly installed so you will appreciate the reasoning and not do anything that would violate the integrity of the fire door.

[SC] The automatic self closer was defective or missing, and needs to be repaired, replaced or installed. Use a self-closing hinge that is available at any hardware store. (Do not use a tube type closer that is often found above a screen door. This will not meet the requirement.)

## 11.5 EXT DOORS:

The side or exterior door was in serviceable condition.

## 11.6 CAR DOOR:

The car door(s) appeared serviceable.

## 11.7 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.

There is no door opener for one of the garage doors.

## 11.8 ELECTRIC OUTLETS:

See note in the electric section of report.

**11.9 VENTILATION:**

|  |
|--|
| Vent screens are present and in serviceable condition. |
|--|

|         |
|---------|
| 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 [CR] Correction Recommended**

**12.1 LOCATION:**

|                                       |
|---------------------------------------|
| Interior laundry room next to garage. |
|---------------------------------------|

**12.2 DRYER SERVICE:**

|  |
|--|
| There is both gas and a 220 volt electric outlet provided for a dryer. Gas is by far the most energy efficient option. |
|--|

**12.3 DRYER VENTING:**

|   |
|---|
| Dryer venting was provided but I have no way of inspecting any hidden sections of the duct. |
|---|

**12.4 WASHER SERVICE:**

|   |
|---|
| <b>[FE]</b> There is evidence that there was past leaking from the laundry. From inside the garage, it looks like water was flowing down the face of the concrete from the laundry. Water likely ran under the wall from the laundry and there is risk of moisture damage inside the wall. I recommend that a hole be cut in the drywall to check for any possible mold or other damage inside the wall. See the Mold Statement in the Introductory Notes section at the beginning of this report for additional important information. |
|---|

**12.5 VENTILATION:**

|                                  |
|----------------------------------|
| The exhaust vent fan functioned. |
|----------------------------------|

**12.6 SINK:**

|     |
|-----|
| OK. |
|-----|

**12.7 FAUCET:**

|                                |
|--------------------------------|
| The faucet(s) are serviceable. |
|--------------------------------|

**12.8 UNDER SINK:**

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

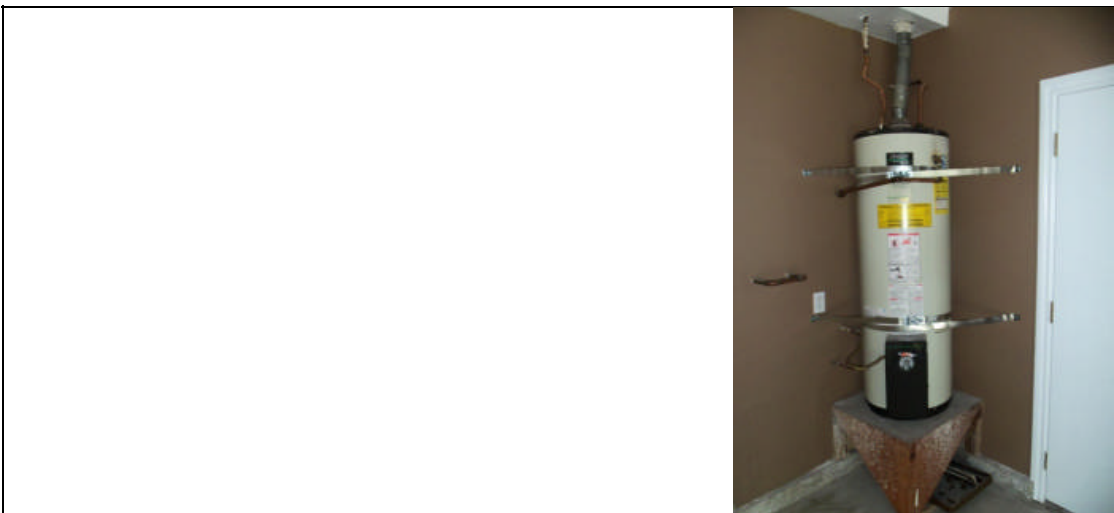
**12.9 CABINETS:**

The cabinets appeared serviceable.

## 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 [CR] Correction Recommended**

**MAIN HOUSE.****13.1 PICTURE****13.2 LOCATION:**

In the garage.

**13.3 ENERGY TYPE:**

Natural gas.

**13.4 SIZE / GALLONS:**

50 gallon.

**13.5 AGE:**

20 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. The water heater should be considered in the latter part of its life and any remaining life may be limited. You should budget for replacing it.

**13.6 MANUFACTURER:**

Reliance.

**13.7 T&P VALVE:**

A temperature &amp; pressure relief valve and discharge line are installed. I do not test the valve.

**13.8 PLATFORM:**

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

**13.9 EARTHQUAKE STRAPS:**

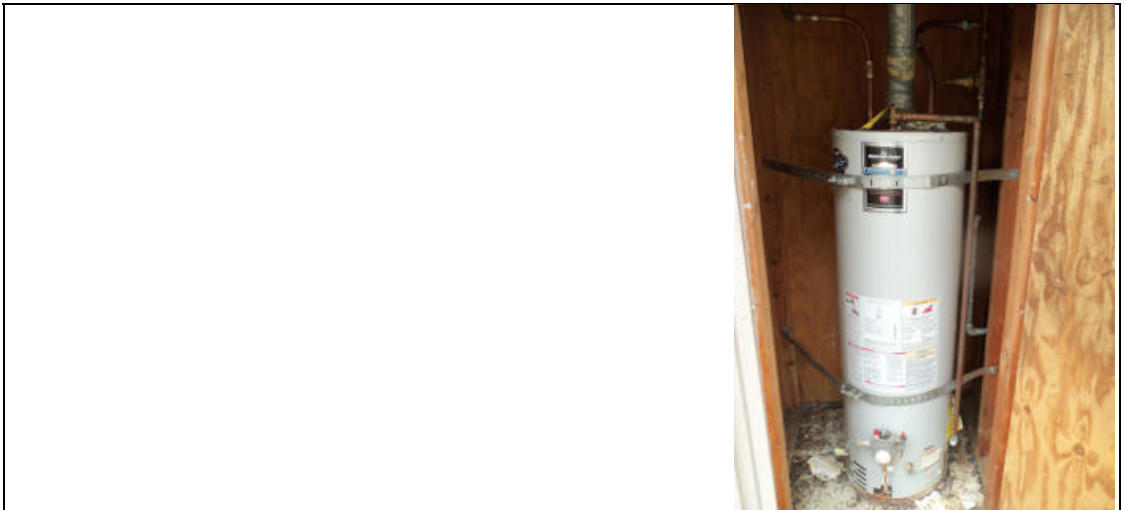
The water heater has two earthquake straps that generally meet the minimum requirements, with any exception noted below.

**13.10 VENT:**

[RU] Recommended Upgrade: The original transite (cement-asbestos) vent is still being used to vent the water heater. The specifications for many new water heaters do not allow the use of the old transite vent because it increases the chance of the flue gas condensing and dripping back onto the water heater and causing corrosion. The flue gas in a new water heater is cooler than the older styles and is more likely to condense. To reduce this risk, I recommend installing a new dual-wall sheet metal vent when a new water heater is installed.



[SC] The vent needs to be extended so that the vent cap or termination is at least 2 feet higher than the elevation of any roof or wall within 8 feet of the vent. The reason is that a wind blowing against the wall could adversely effect the vent and prevent the escape of combustion gas by pushing air down the vent. See section 806.4 UMC-96.

**BACK UNIT.****13.11 PICTURE**

**13.12 LOCATION:**

In an exterior closet .

**13.13 ENERGY TYPE:**

Natural gas.

**13.14 SIZE / GALLONS:**

40 gallon.

**13.15 AGE:**

4 to 7 years old based on the code date. The average life of a water heater is 13 years, but I sometimes see them over 20.

**13.16 MANUFACTURER:**

Bradford White.

**13.17 T&P VALVE:**

A temperature & pressure relief valve and discharge line are installed. I do not test the valve.

**13.18 PLATFORM:**

The water heater was in a location that did not require the ignition source or pilot light to be elevated above the floor. But, you should never store flammable liquids in any room or compartment where a water heater is sitting on the floor.

**13.19 EARTHQUAKE STRAPS:**

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

**13.20 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. Six inches of clearance is required between a single-wall vent connector and any wood or other flammable material. The vent is very close or even touching the wood and **heat transfer is a clear risk.**

[SC] The vent needs to be extended so that the vent cap or termination is at least 2 feet higher than the elevation of any roof or wall within 8 feet of the vent. The reason is that a wind blowing against the wall could adversely effect the vent and prevent the escape of combustion gas by pushing air down the vent. See section 806.4 UMC-96. [SC] The flue vent pipe needs to extend at least 5 feet above the appliance vent hood or down draft diverter. This is the code minimum required to provide proper venting. The vent either needs to be replaced or extended.

[SC] Single wall vent is not allowed to run through any ceiling, or any partition, or inside any concealed space, or in the open air on the outside of the building. It is only permitted for the section from the water heater to where the vent exits the room or enclosure. All other sections need dual-wall vent installed to replace any single wall sections.

**13.21 WATER LINES:**

See plumbing notes.

**13.22 COMBUSTION AIR:**

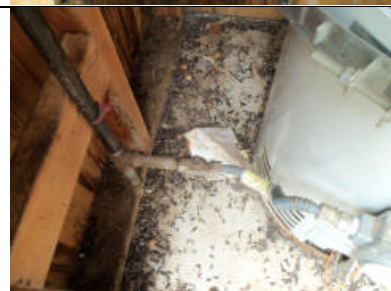
[SC] The combustion air supply to the water heater appeared inadequate. The free flow of air to the water heater is critical for proper combustion and venting. Without proper air supply, incomplete combustion and carbon monoxide are common problems. This is important and correction is required. The basic 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. [SC] The code requires one fresh air intake vent, that measures 100



square inches, to be located in the upper 12 inches of the room or enclosure that contains the water heater. This room or enclosure does not meet that requirement.

### 13.23 CLOSET OR ENCLOSURE:

[FE] The plywood on the inside of the closet is covered with black staining. Further evaluation is needed to determine the cause of the staining and make corrections. See the Mold Statement in the Introductory Notes section at the beginning of this report for additional important information. [CR] Also, there are a lot of rodent droppings that need to be cleaned out and the closet sealed to keep them out.





## 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 [CR] Correction Recommended

### MASTER BATH.

#### 14.1 ELECTRIC OUTLETS:

The electrical outlets were GFCI protected as recommended.

#### 14.2 VENTILATION:

The exhaust vent fan functioned.

#### 14.3 HEAT:

The bathroom heat is provided by heat lamp(s).

#### 14.4 TOILETS:

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water. However I did not test the toilet , and this is my best guess based on past experience of the toilets I have tested, but it is not infallible and the toilet could use more than 3.5 gallons. We Presume that most toilets made between 1981 and 1993 use 3.5 gallons when they are properly adjusted but there are many that use more than that. When buying a new toilet, I caution you to avoid the low-end toilets because I hear many complaints about them. For a great web site that rates every model of toilet on the market check out [www.cuwcc.org/maptesting.lasso](http://www.cuwcc.org/maptesting.lasso) before you buy. Also the home stores are now displaying the ratings of the toilets they carry. The water district intermittently funds rebate programs to encourage people to replace these older toilets in an effort to conserve water and you should check with them to see if one is currently running and when the next one is planned. They have been getting a pool of money once or twice a year to fund these programs which are available until the fund is depleted. For information about rebates and

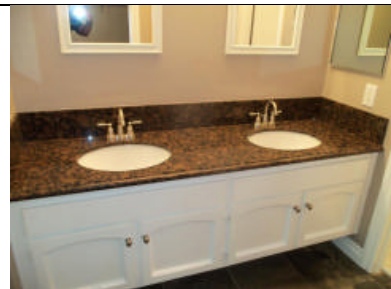


other water conservation information go to [www.20gallonchallenge.com](http://www.20gallonchallenge.com) <http://www.20gallonchallenge.com> and [www.bewaterwise.com](http://www.bewaterwise.com) <http://www.bewaterwise.com> . Or call (619) 515-3500 (press the Water Conservation option and press "0" to speak to a customer service representative). Water Conservation Office Hours: Monday - Friday, 8:00 a.m. to 5:00 p.m.

**FYI** The stamp on the inside of the toilet listed the date of manufacture as 1989.

#### 14.5 SINK:

OK.



#### 14.6 FAUCET:

OK.

#### 14.7 UNDER SINK:

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



#### 14.8 COUNTER TOP

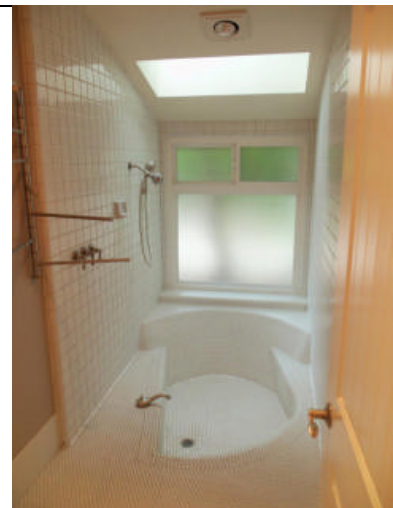
The counter tops are made with large polished stone slabs. They generally appeared serviceable.

#### 14.9 CABINETS:

The cabinets appeared serviceable.

**14.10 TUB:**

[CR] The tub drained slow. The trap may need to be cleaned or there could be a blockage farther down the drain line. Request that it be clean and free flowing when you move in.

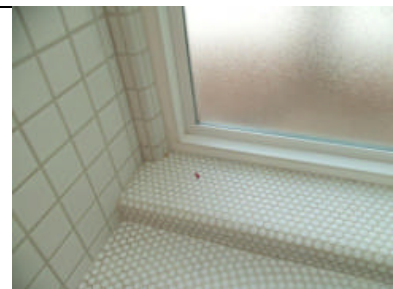
**14.11 TUB/SHOWER FIXTURES:**

[SC] The hot and cold water were reversed at the faucet, this condition is a scald hazard, and needs to be corrected by a plumbing contractor.

**14.12 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.

[CR] It will be difficult to maintain a seal between the window and the tile because of the way the tile was installed. There should be a gap between the two that is filled with a flexible sealant. This has little to no gap and is filled with ridged grout.

**14.13 SHOWER DOOR:**

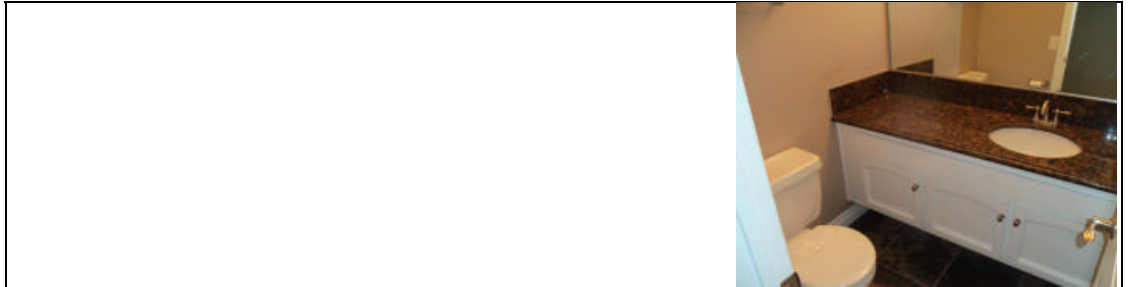
There was no shower curtain or glass doors present.

**14.14 WINDOWS:**

[SC] Any glass in a shower compartment that is less than 5 feet above the floor of the shower has been required to be safety to tempered glass for many decades now. I could not find a safety glazing seal. You need to appreciate the serious risk of glass breaking if someone was to slip in the shower and unfortunately this happens all too often. Someone will need to clean the glass and check more closely to confirm that this is not safety glass. Safety glass has an etching in the corner that can be difficult to see if the glass is not clean.

**14.15 FIXTURES:**

[SC] To meet current standards any light above a shower needs to have a sealed lens or cover to keep moisture out of the fixture. The light should be replaced with an approved fixture that can have a sealed lens installed or a sealed lens should be installed with this fixture to keep steam and moisture from going up into the electrical components.

**HALF BATH in SECOND BEDROOM.****14.16 OVERVIEW****14.17 VENTILATION:**

The exhaust vent fan functioned.

**14.18 TOILETS:**

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

**14.19 SINK:**

OK.

**14.20 FAUCET:**

OK.

**14.21 UNDER SINK:**

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

**14.22 COUNTER TOP**

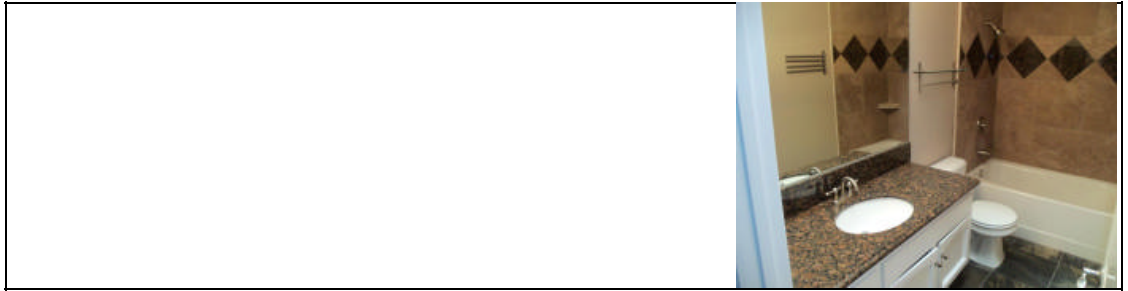
The counter tops are made with large polished stone slabs. They generally appeared serviceable.

**14.23 CABINETS:**

The cabinets appeared serviceable.

**14.24 MIRRORS:**

The mirror was de-silvering around the edges or in spots in the central area. This is not unusual, gets worse with age, and if it bothers you enough, the mirror will need to be replaced.

**HALL BATH.****14.25 OVERVIEW****14.26 ELECTRIC OUTLETS:**

The electrical outlets were GFCI protected as recommended.

**14.27 VENTILATION:**

The exhaust vent fan functioned.

**14.28 HEAT:**

Heat is provided by a register or vent that is part of a central system.

**14.29 TOILETS:**

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

**[CR]** The toilet is a bit closer to the cabinet than it should be and the toilet paper holder encroaches on the personal space where someone sits and should be moved over to the other side of the toilet on the wall.

**14.30 SINK:**

OK.

**14.31 FAUCET:**

OK.

**14.32 UNDER SINK:**

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

**14.33 COUNTER TOP**

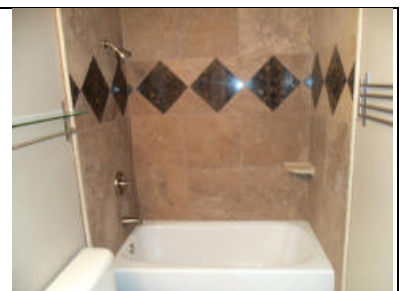
The counter tops are made with large polished stone slabs. They generally appeared serviceable.

**14.34 CABINETS:**

The cabinets appeared serviceable.

**14.35 TUB:**

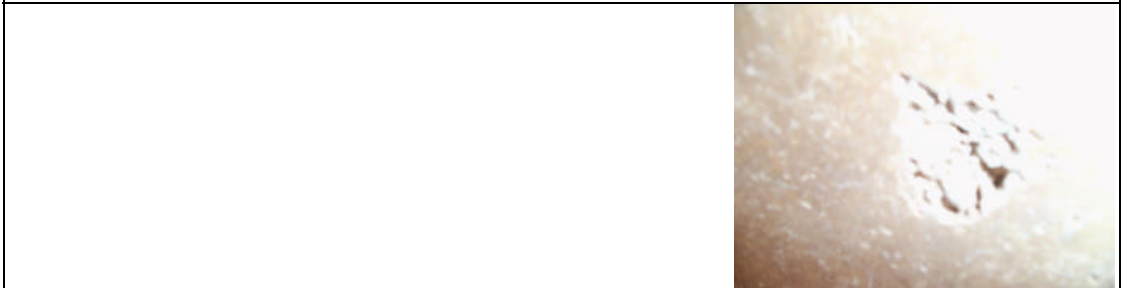
The tub is steel with a porcelain finish. The tub generally appeared serviceable.



**14.36 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.

[FE] This shower appears to have natural stone tile. Some stone tiles are not appropriate for showers because they do not hold up to the spray of water and I have seen surface deterioration in previous inspections on stone tiles. Another problem with stone tiles is that they are porous or have rough surfaces that can be difficult to clean or are prone to the growth of mold or mildew. You should consult the tile manufacturer for this tile to see if it is approved for use in a shower. **The stone in this shower is so porous and deeply pitted that it will be very difficult to clean. I would also be concerned about the amount of water migrating through the stone and challenging whatever water barrier is behind the tile.** Unless the walls behind the tile was waterproofed, which is not likely, there is risk of water migrating into the wall. Only non-porous tiles should be used in a shower.

**14.37 SHOWER DOOR:**

There was no shower curtain or glass doors present.

**POOL HOUSE.****14.38 OVERVIEW****14.39 ELECTRIC OUTLETS:**

See note in the electric section of report.

**14.40 VENTILATION:**

The ventilation was provided by a window. Mechanical vents have not been required when a window was present. Homes built after 2010 require mechanical vents even if they have a window.

**14.41 HEAT:**

There was no source of heat in the bathroom and none is required.

**14.42 TOILETS:**

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

**14.43 SINK:**

OK.

**14.44 FAUCET:**

OK.

**14.45 UNDER SINK:**

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

**14.46 COUNTER TOP**

The counter tops are made of cultured marble or similar synthetic. They generally appeared serviceable.

**14.47 CABINETS:**

The cabinets appeared serviceable.

**14.48 TUB:**

The tub is a fiberglass unit. It has integrated fiberglass wall panels that form the walls for the shower.

**14.49 SHOWER DOOR:**

The shower doors appeared serviceable.



# 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 [CR] Correction Recommended

## SMOKE DETECTORS

### 15.1 OUTSIDE BEDROOMS

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

[SC] Please read the note below about replacing your Ionization type smoke detectors with new photoelectric alarms.

### 15.2 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.

[SC] Please read the note below about replacing your Ionization type smoke detectors with new photoelectric alarms.

The National Fire Protection Association (NFPA) documented **over 3,400 fire deaths** in homes in 1997. 94% of homes have at least one smoke alarm, and 52 % of all those deaths occurred in the 6 % of homes without smoke alarms. Over half of the remaining deaths occurred in homes where the smoke alarm failed, --usually when batteries were dead, disconnected or missing. (See note below about only using photoelectric smoke alarms.) 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> (IAFF <http://www.iaff.org/>) 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.

**15.3 LOCATION:**

ENTRY.

**15.4 EXT DOORS:**

[CR] The key gets stuck in the front door lock. I had no trouble opening it but I couldn't get the key out.

**POOL HOUSE.****15.5 PICTURE****15.6 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.

[FE] [CR] Condensation or staining was noted between the glass panes in at least one of the dual-pane windows. I recommend that you have the bad panels replaced and all of the windows checked more closely by a window company. The sliding glass door panel on the bedroom and another on the living room slider are bad.

**15.7 FLOOR:**

[FE] I am suspicious that moisture is migrating up through the slab of the pool house and recommend further evaluation. The track for the bedroom closet door has rusted in several places and this was caused by moisture. The carpets are relatively new. I recommend pulling up some of the carpet to look for evidence of moisture migrating up through the slab. This is beyond the scope of this inspection. Slabs under a house have a plastic liner to prevent moisture coming up. If this is missing and the drainage around the house is bad as it is here, then moisture can easily migrate up through the slab and cause this rust in the track.

[FE] I also suspect that there could be some unevenness in the living room floor and recommend that this be checked



with a level or the carpet lifted to see if there are any cracks.

## GENERAL CONDITIONS

### 15.8 SAFETY GLASS:

[SC] I could not find the safety glass markings on the glass in the following locations where it would be required today ; The large panel of glass to the left of the fireplace.

## 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 [CR] Correction Recommended

### MAIN HOUSE.

#### 16.1 OVERVIEW



**16.2 STOVE:**

**Type:** Electric The cooktop/range burners functioned.

**16.3 OVEN:**

**Type:** Electric

This appliance is new. It should be covered under the manufactures warranty that the seller should provide to you. Check with the seller for warranty information. I do not test band new appliances. It is important that all packaging materials are removed from the appliance before it is used. Request that the seller make sure that all packaging materials have been removed from all new appliances.

[CR] I can see packaging materials that still need to be removed.

**16.4 EXHAUST VENT:**

The exhaust fan functioned.

**16.5 MICROWAVE:**

The microwave oven functioned

[FE] The turn table did not turn even after I turned it on.

**16.6 DISHWASHER:**

The dishwasher functioned.

[CR] The dishwasher was connected directly to the garbage disposal or drain without an air gap in violation of UPC-2000 807.4. Its purpose is to keep water from draining from a clogged sink through the drain into the dishwasher. This drain line has a loop tied up high under the surface of the counter, and although not approved in California, this method is allowed in other parts of the country.

[CR] Some of the spray holes are clogged up or have a build up of calcium deposits that needs to be cleaned.

**16.7 GARBAGE DISPOSAL:**

The garbage disposal functioned.

**16.8 SINK:**

Type: Stainless Steel OK.

**16.9 FAUCET:**

The faucet(s) are serviceable.

**16.10 UNDER SINK:**

[CR] An active leak was noted below the sink or it looks like it has or could leak at any time and repair is needed. There are at least two active leaks and the drain material used is not a good choice and I would recommend replacing it with the thick walled black ABS material which will be much less prone to leaks.

**16.11 ELECTRIC OUTLETS**

The kitchen has fewer outlets than would be required in a house built today and this can be an inconvenience. It can also be a safety concern if extension cords are used to compensate. An outlet would be required every four feet along the wall of the counter and within 2 feet of the end of each counter and any counter over 12 inches wide would require an outlet. You should consider having an electrician add more outlets and check to see if there is adequate circuit capacity to the kitchen.

**16.12 COUNTER TOP**

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

**16.13 CABINETS:**

The cabinets appeared serviceable. There were common signs of aging and wear.

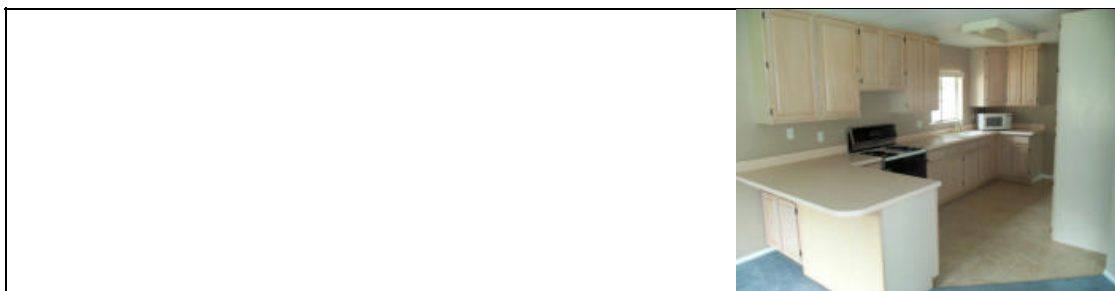
The cabinets have a vinyl or melamine skin over a fiberboard core. A weakness with this material is that the skin can come loose and curl at the edges and unfortunately this is not unusual as the cabinets age. The risk is greatest wherever there is heat or moisture such as below the sink, above a stove or where someone places a coffee maker or toaster. Unfortunately this is not easy to repair and the effected panels usually need to be replaced. The edges of several of the lower and upper cabinets have deteriorated.





## POOL HOUSE.

### 16.14 OVERVIEW

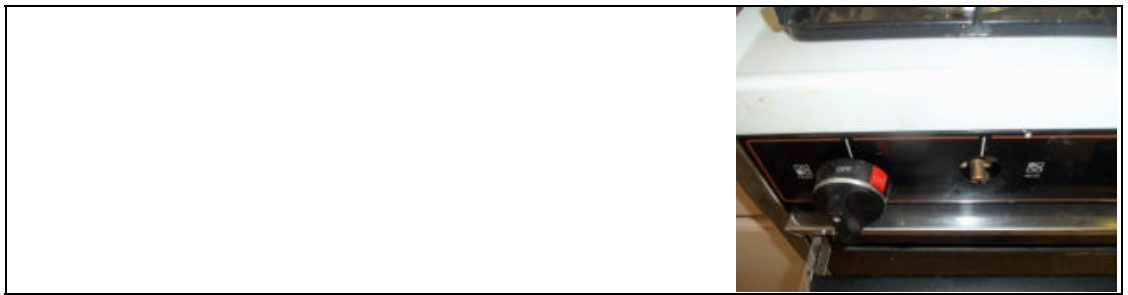


### 16.15 STOVE:

**Type:** Gas with electric igniter The cooktop/range burners functioned. There were common signs of aging and wear. [\[CR\]](#) One of the control knobs or dials was missing and need to be replaced.





**16.16 OVEN:**

**Type:** Gas with electric igniter The oven functioned.

**16.17 EXHAUST VENT:**

There was no fan over the stove and one was not required in homes built before 2010, but it would be good to consider adding one.

**16.18 MICROWAVE:**

The microwave is a counter model even if it is sitting in a cabinet and may be considered the personal property. You should clarify if the sellers will be taking the unit or leaving it.  
**[CR]** The read out on the control panel woks poorly and would not be cost effective to repair. It would be cheaper to replace it.

**16.19 DISHWASHER:**

None.

**16.20 GARBAGE DISPOSAL:**

None.

**16.21 SINK:**

**Type:** Cast Iron with a porcelain finish OK.

**16.22 FAUCET:**

The faucet(s) are serviceable.

**16.23 UNDER SINK:**

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

**16.24 ELECTRIC OUTLETS**

See note in the electric section of report.

**16.25 COUNTER TOP**

The counter tops are made of formica or similar laminate. They generally appeared serviceable. There were common signs of aging and wear.

**16.26 CABINETS:**

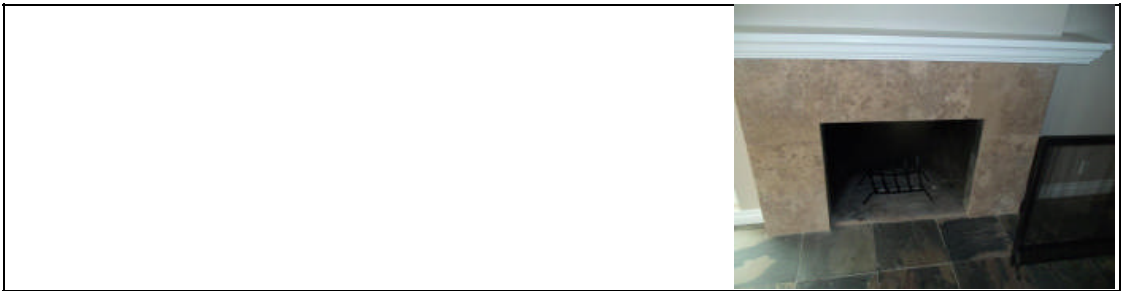
The cabinets appeared serviceable. There were common signs of aging and wear.

## FIREPLACE

NOTE; This inspection of the fireplace is a visual inspection only and is not a warranty or guarantee that the fireplace(s), chimney(s), or other components have been properly or safely installed or built. **An exhaustive evaluation of this fireplace is outside the scope of this inspection.** Many defects can go undetected within the limits of this inspection, and considering the potential for serious consequences, you may want to have a complete fireplace inspection by a qualified "Fireplace Inspector", and this is highly recommended whenever the fireplace has an old unlined flue or any defects are noted in the sections that follow.

**[SC]** Fireplaces have certain inherent risks and children need to be made aware of these risks. If this fireplace has a glass door, tell them that the glass gets **very hot** and will burn their skin if they touch it. Children can think that the glass will protect them from the fire.

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

**FAMILY ROOM.****17.1 LOCATION:****17.2 TYPE:**

Masonry fireplace.

**17.3 FIREPLACE:**

Based on industry standards and the limited inspection required by these standards, the fireplace appeared serviceable, and in operable condition with any exceptions listed below.

**[SC]** A carbon monoxide detector is highly recommended in any house with a fireplace. It could save a life if the fireplace isn't venting properly.

**17.4 FLUE:**

The flue has a light to moderate build up of soot and creosote at this time. No action is currently needed, but will be needed in the future. Any fireplace flue needs to be cleaned periodically by a certified chimney sweep to minimize the build up of creosote on the interior surface. The creosote is flammable and when the build up gets thick it can burn so hot that the flue lining can crack and this is a serious risk that needs to be prevented. Heat transfer through the cracks could cause fires in the flammable framing surrounding the fireplace. Also, the soot restricts the view of the flue lining and could potentially obscure a crack or other defect that will only be visible after the chimney is cleaned. It is difficult to provide you with an appropriate schedule for this service since it will depend on how often you use the fireplace and what type of wood you use. (Oak will produce less build-up than pine. And, if you burn only gas with fake logs than you may never need to have it cleaned again.)

**17.5 FIREBOX:**

[SC] There is a gap, crack, or separation between the front edge of the firebox and the facing material covering the wall in front of the fireplace. This separation is located around the front edge of the fireplace opening. The fireplace requires a tight seal at this location to prevent the passage of heat and smoke into the wood framing inside the wall surrounding the fireplace opening. Further evaluation is needed by a fireplace contractor or certified chimney sweep to inspect, service, and repair the firebox and it should not be used until then. Any sealant needs to be rated for a fireplace and installed professionally. There are several gaps that need to be sealed and the pictures are just examples. The contractor should also fill any gaps in the transition between the firebox and the flue.



[FE] There are small cracks or gaps in the brick walls or through the grout lines inside the firebox that could be caused by overheating, poor installation, or some movement in the fireplace. The fireplace needs further evaluation by a fireplace contractor or certified chimney sweep who specializes in fireplace repair. The cracks may just need to be sealed or patched with special heat-resistant mortar or caulk, but they could be a symptom of a larger problem. (If patching is all that is needed, you should ask the contractor about the advantages of installing a heat shield to minimize risk of further damage.)

**17.6 SCREEN/DOOR:**

The screen or door set is not attached and the sellers may take it with them as personal property. Ask the sellers if they will leave the screen, and buy a new one if necessary before having your first fire.

**17.7 DAMPER:**

The damper operated.  
If you ever install a fake log setup in the fireplace. I recommend installing a bolt on the damper that will keep the flue damper from closing completely. There are inexpensive bolts designed specifically for this task and available at any hardware store. They are required on any new fireplace, that burns only gas with fake logs, to ensure that the combustion gas can escape and not come into the house. This simple safety feature can save hundreds of lives and is highly recommended on any fireplace with a fake log setup. They are not required on wood burning fireplaces because they produce more smoke which would come into the room and let you know that the damper was closed. However, if only gas is burnt, you may not realize that the flue is closed and the oxygen in the room will be consumed and replaced with

combustion gas and carbon monoxide which is a deadly gas. In this situation the flue should remain open at all times because safety is more important than energy conservation.

#### 17.8 GAS LINE:

There is gas provided to the fireplace.

#### 17.9 HEARTH EXTENSION:

The fireplace hearth extension was not readily distinguishable from the surrounding floor. The code states that when a floor is tile or other non-flammable surface, that there needs to be some distinction between the hearth and the surrounding floor. The rational is to make people aware that this area is special and should be kept clear of flammable material.

### LIVING ROOM.

#### 17.10 LOCATION:



#### 17.11 TYPE:

Masonry fireplace.

#### 17.12 FIREPLACE:

Based on industry standards and the limited inspection required by these standards, the fireplace appeared serviceable, and in operable condition with any exceptions listed below.

#### 17.13 FLUE:

The flue has a light to moderate build up of soot and creosote at this time. No action is currently needed, but will be needed in the future. Any fireplace flue needs to be cleaned periodically by a certified chimney sweep to minimize the build up of creosote on the interior surface. The creosote is flammable and when the build up gets thick it can burn so hot that the flue lining can crack and this is a serious risk that needs to be prevented. Heat transfer through the cracks could cause fires in the flammable framing surrounding the fireplace. Also, the soot restricts the view of the flue lining and could potentially obscure a crack or other defect that will only be visible after the chimney is cleaned. It is difficult to provide you with an appropriate schedule for this service since it will depend on how often you use the fireplace and what type of wood you use. (Oak will produce less build-up than pine. And, if you burn only gas with fake logs than you may never need to have it cleaned again.)

#### 17.14 FIREBOX:

[SC] There are a couple of smaller gaps in this fireplace that also need to be sealed.



#### 17.15 SCREEN/DOOR:

The screen or door set is not attached and the sellers may take it with them as personal property. Ask the sellers if they will leave the screen, and buy a new one if necessary before having your first fire.

**17.16 DAMPER:**

The damper has been partly or completely disabled. Disabling the damper is required by today's code whenever a gas log setup is installed in the fireplace. Its purpose is to reduce the risk of asphyxiation. If wood is burnt in the fireplace, and the flue is closed, the smoke will come into the house and you will quickly correct the situation. If the fireplace burns wood, it is OK to close the damper completely. However, if only gas is burnt, you may not realize that the flue is closed and the oxygen in the room will be consumed and replaced with combustion gas and carbon monoxide which is a deadly gas. In this situation the flue should remain open at all times because safety is more important than energy conservation.

**17.17 GAS LINE:**

There is gas provided to the fireplace.  
**[CR]** The escutcheon or trim that normally goes around the gas valve is missing. The hole that was cut for the gas key is too small and won't fit a standard escutcheon and this will make it more difficult to add one. The stone face will need to be cut with a hole saw for stone.



## 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/CPSCPUB/PUBS/359.pdf> For more detailed guidelines on safety barriers for home pools read <http://www.cpsc.gov/CPSCPUB/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>

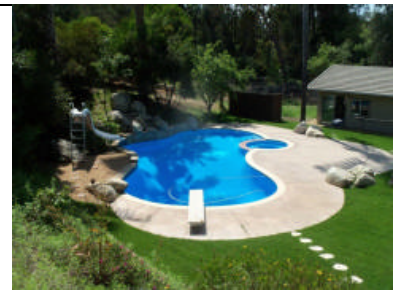
**[SC] Safety Concerns [FE] Further Evaluation [CR] Correction Recommended**



## SWIMMING POOL

### 18.1 TYPE:

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



### 18.2 POOL LINING:

[FE] This pool has recently been painted. Well over 90 percent of all painted pools were done by sellers as an inexpensive way to make the pool look better for sale. They are very seldom done by a professional. They are seldom done well and tend to have short lives. Even professionals using paints designed for pools have failures with painting pools and this is why so few professionals will paint a pool. I do not recommend it. In this pool, I can see many small to medium sized bubbles between the paint and the plaster. These bubbles are likely to pop or break open relatively quickly and more can develop. The plaster below had some blistering or deterioration that is visible even with the paint but it is difficult to determine the condition of the plaster very well now that it has been painted. I definitely recommend further evaluation by a pool plastering contractor who can give you a price to re-plaster the pool and a best estimate of how long the paint can last.

### 18.3 WATER LEVEL

[FE] The water level is not even on the tiles around the pool. The house side is 1/2 to 3/4 of an inch lower than the far side. Experts have assured me that this very unlikely be from the original construction and almost always indicates differential settlement in the pool itself. This indicates poor compaction or soil stability and can lead to secondary problems and should have further evaluation.

### 18.4 SKIMMER:

[CR] The water level is too high in the pool. This picture is inside skimmer casing and any water above the plastic housing will leak over the top and can then run under the concrete deck. The water level is at the top of the housing and the pool may have been filled even higher than it is and ran out. This is one possible explanation for all the water around the pool house.



### 18.5 POOL DRAIN:

[SC] The drain cover(s) were the old type of design that present a safety hazard because the suction could trap a person against the drain. I recommend the cover(s) be replaced with the current design to improve safety in the spa.

[FE] The rules for pool and spa drains have changed substantially over the past decade because of the risk of someone being sucked to the drain and becoming stuck. I recommend further evaluation of the drains to determine the risk at this pool.

### 18.6 FENCES & GATES:

[SC] [SC] Child access to the pool does not meet the current child barrier requirements that were implemented in California in 1996. These requirements require some type of a separation barrier or door alarms between the house and the pool to prevent a child from accessing the pool from the house. Pools built before that time are not required to meet these standards, but I strongly encourage you to read the Consumer Product Safety Commission publication 'Preventing Child Drowning' that is available at <http://www.cpsc.gov/cpscpub/pubs/359.pdf> Also available is a more technically complete guide for pool barriers entitled "Safety Barrier Guidelines for Home Pools" <http://www.cpsc.gov/cpscpub/pubs/pool.pdf> 300 children under 5 drown in residential



swimming pools and more than 2000 are treated in hospital emergency rooms every year. 65% of these children live in the house and 33% are guests. 77% of victims had been missing for five minutes or less when they were found in the pool drowned or submerged. This is a serious issue and it is your responsibility to make sure proper precautions are taken.

#### 18.7 DIVING BOARD:

[SC] This pool has a diving board. This can substantially increase your liability. Many insurance companies require that they be removed or require increases in premiums. There is no mandated standard for pool depth. A nine foot depth maintained for 25 feet from the board would generally be considered safe but this pool doesn't come close to meeting this standard. Few residential pools will.

#### 18.8 SLIDE:

[SC] Slide accidents are common. I recommend inquiring with your insurance company regarding available coverage.

### POOL EQUIPMENT

#### 18.9



#### 18.10 HEATING UNIT:

The heating system is relatively old and is close to, or past, its original design life. It could require repair or replacement at any time and you should budget for replacing it. I can not predicting how long this unit could last. Any unit of this age needs to be inspected and serviced annually by a professional.

[FE] The heater failed to function and further evaluation is needed by a pool heating equipment contractor. This is an old heater with lots of rust and I suspect the entire unit may need to be replaced. You should have further evaluation at this time and before the close of escrow.





#### 18.11 HEAT EXCHANGER:

The heat exchanger is the heart of the heater and its most critical area, but most of it is not visible for inspection without dismantle the front of the unit, which is beyond the scope of this inspection. This is one of the main reasons you should have a heating contractor perform a more thorough evaluation.

**[FE]** Corrosion, rust, and scale were noted in the burner chamber, or visible face of the heat exchanger and the heat exchanger could have some deterioration, and needs further evaluation by an pool heating contractor.

**[CR]** The rust can be caused by all the water that sits around the equipment and the soil level that is too high on the side of the heater. The area needs to be graded so that water will flow away. Also, the heater needs to be sitting on a concrete pad that is three inches above the surrounding soil.

**18.12 ENERGY SUPPLY:**

[SC] The support post for the electrical box has rusted through and needs to be replaced.

**18.13 FILTER:**

The filtration system appeared serviceable.

**18.14 FILTER PUMP:**

The pump/motor functioned.

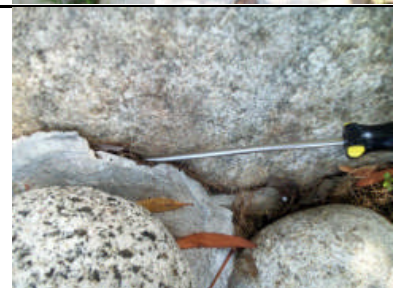
**18.15 SPA JETS PUMP:**

The pump motor was rusted or deteriorated and should be considered in the later part of its expected life, but it did function at this time.

**18.16 WATERFALL PUMP:**

[FE] The pump motor failed to function and needs further evaluation and may need to be replaced. It is old.

[FE] The waterfall itself needs further evaluation. I am concerned that a substantial amount of water will leak through the waterfall when it is on. There are cracks in the mortar and I do not know if there is any waterproof lining under it.



**18.17 BONDING:**

[SC] The equipment bonding is weak and should have further evaluation. Some clamps are loose and need to be tightened.

**18.18 .CONTROLS:**

[FE] The control panel inside the main house needs further evaluation and repair. These panels are not cheap if the panel needs to be replaced. The panel was not responsive to all commands. Some functions didn't work at all and sometimes I had to push the button a few times to get it to respond. The pool light came on when I pushed the button for spa light. I am not sure if the spa light works because I was frustrated running up and down the stairs checking different functions.