



Inspection Report

Mrs. D **M**

Property Address:
5630 Ostrom Ave.



Della Mandell Residence

20/20 Vision Home Inspections, LLC

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3371 Glendale Blvd., Unit 163
Los Angeles, CA 90039
(323) 394-9999

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Date: 5/10/2013	Time: 09:00 AM	Report ID:
Property: 5630 Ostrom Ave. [REDACTED]	Customer: [REDACTED]	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years

Home Faces:

West

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•			•	Roof Covering: 3-Tab fiberglass
1.1	Flashings	•			•	Viewed roof covering
1.2	Skylights, Chimneys and Roof Penetrations	•			•	from: Walked roof
1.3	Roof Drainage Systems	•			•	Sky Light(s): None
		•			•	Chimney (exterior): Brick

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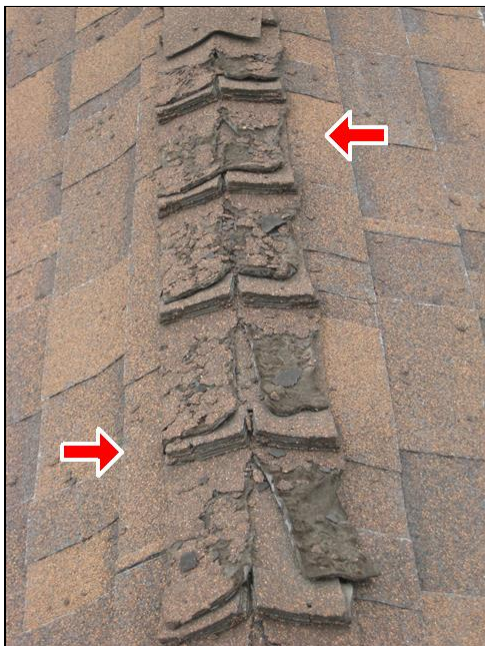
Comments:

1.0 (1) The report is an opinion of the general quality of the roof. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage.



1.0 Item 1(Picture) Front of main roof

(2) The roof covering is nearing the end of its life cycle and has more than one existing layers of roof covering at the "entire roof" and unattached garage. Roof covering will need replacing within 1 to 5 years. Existing roof covering must be removed prior to installation of new roof covering. Also, there is immediate repair needed to replace the ridge caps. A qualified licensed roofing contractor should further inspect and repair or replace as needed.



1.0 Item 2(Picture) Defective ridge caps

1.1 Signs of a prior leak at chimney flashing evidenced by appearance of handy man tar repairs at roof to chimney connection. The repair is not functional and needs further evaluation and repair by licensed roofing contractor.



1.1 Item 1(Picture)

1.2 Roofs, skylights and flashings are not water tested for leaks.

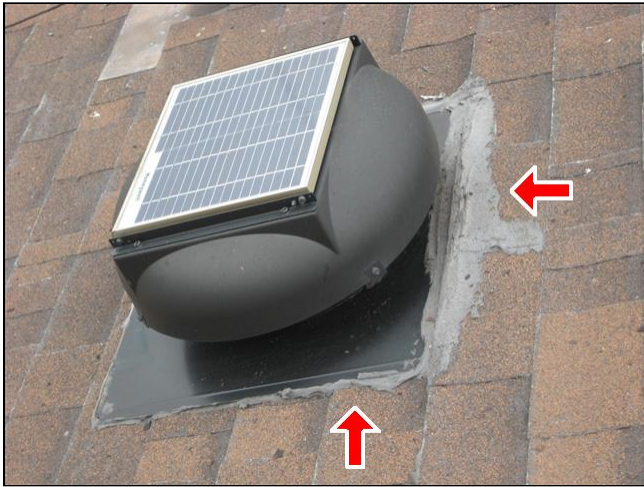
Motorized roof vent installed to reduce temperature in adequately vented attic. Improper installation of flashing. Recommend further evaluation and repair by licensed roofing contractor.

The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed.

Spark arrester is missing or damaged. Recommend further evaluation and repairs by licensed chimney contractor. This item is a safety hazard.

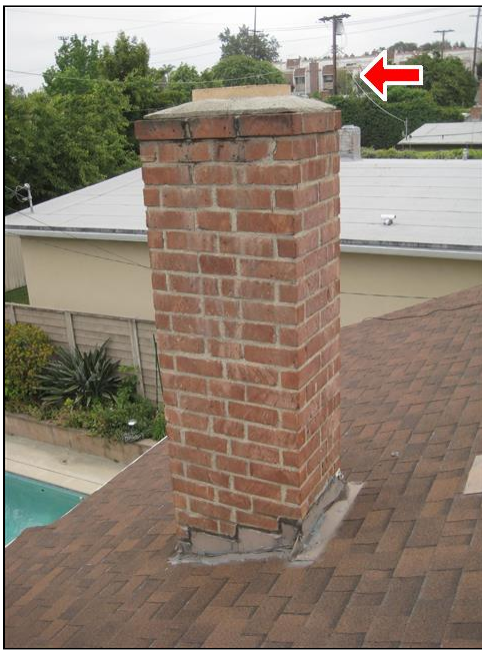
Structural cracking in brick chimney. Safety hazard. Recommend further evaluation and repair by licensed chimney contractor.

Recommend separation between roof edge and hot water heater vent stack.

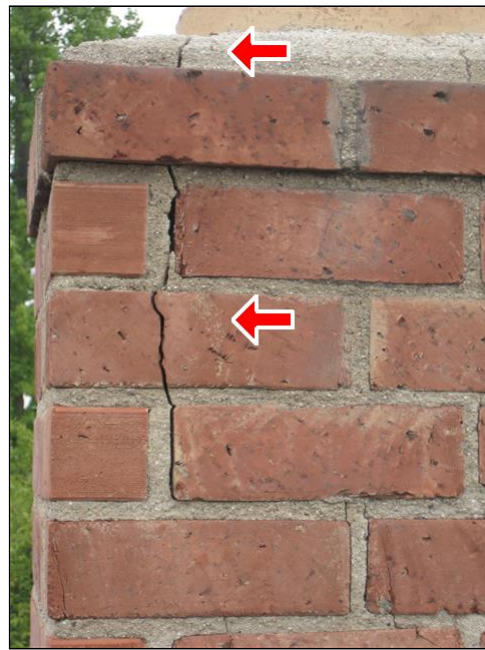


1.2 Item 1(Picture) Solar Powered motorized roof vent

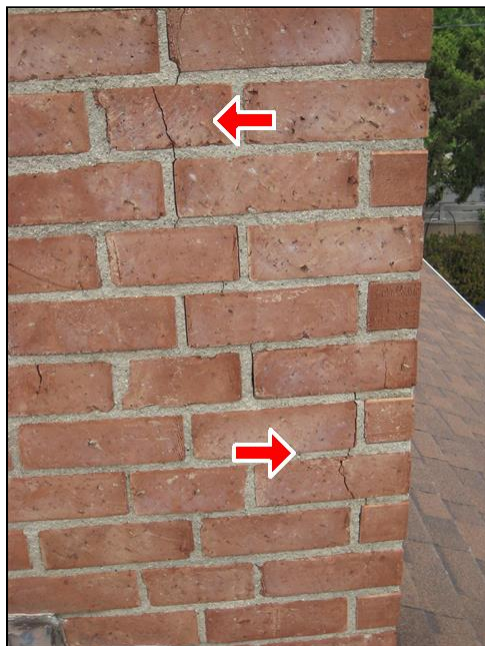
1.2 Item 2(Picture)



1.2 Item 3(Picture) Missing spark arrestor



1.2 Item 4(Picture) Damaged Chimney



1.2 Item 5(Picture) Structural chimney damage

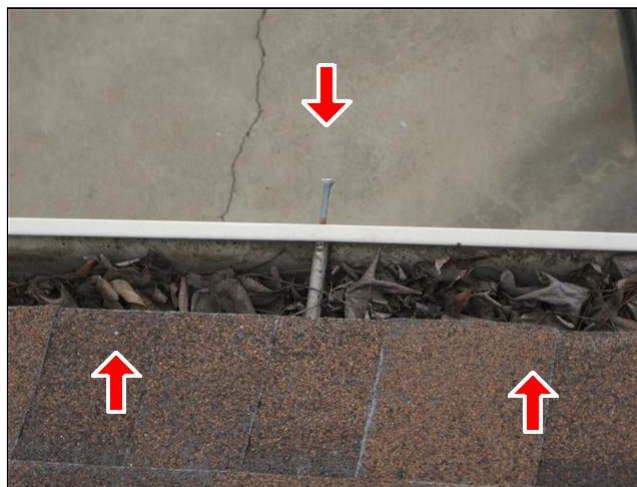


1.2 Item 6(Picture) Separation Recommendation

1.3 (1) Gutter need extension or splash block to channel water away from foundation. This is a minor repair that can help prevent water from effecting foundation.



1.3 Item 1(Picture) Gutter Elbow



1.3 Item 2(Picture) Loose gutter

(2) The gutter is loose and needs cleaning of debris at the (West side of home) and (South side of home). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				Siding Style: Shiplap Cement stucco
2.1	Doors (Exterior)	•				Siding Material: Wood Cement-Fiber
2.2	Windows	•				Exterior Entry Doors: Wood
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•			•	

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Comments:

2.0 Exterior stucco and shiplap walls appear to be in good condition at the time of inspection.



2.0 Item 1(Picture) Stucco walls



2.0 Item 2(Picture) Shiplap

2.1 The entry doors at front and rear of home were functional at the time of the inspection. Front entry was supported by functional metal security door.

The sliding door at rear of home was functional at the time of the inspection.



2.1 Item 1(Picture) Front Entrance



2.1 Item 2(Picture) Rear sliding door

2.2 Windows were functional at the time of inspection.



2.2 Item 1(Picture) Window exterior

2.3 Homeowner installed removable ramp at front entry. Recommend checking ADA standards to verify safety.



2.3 Item 1(Picture) Removable ramp

2.4 The sprinkler system is not in the scope of this inspection. The system needs to be adjusted so it does not spray structures, sidewalks and fences.

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

The block wall at north side of home is crack and leaning. Safety hazard. Recommend further evaluation by structural engineer.

The retaining wall near south side of swimming pool is leaning and moving off foundation. Furthermore no weep holes are present for water drainage. Recommend further evaluation by structural engineer.

Severe cracking was found throughout patio concrete surfaces. Additionally sections have risen to unsafe level. Safety hazard as bare feet can be injured and trip hazard present. Recommend further evaluation and repair by licensed concrete contractor.

Severe cracks were found in the the structural posts of the property demising wall. Recommend further evaluation by structural engineer.

In some areas on the exterior of the home vegetation is close or touching the home. It is always a good idea to keep separation between the home, foundation and vegetation. Watering of vegetation and roots have the potential to damage the foundation over time.



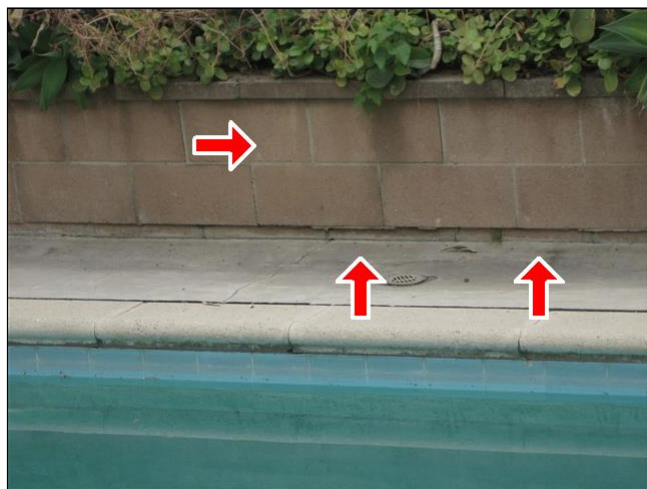
2.4 Item 1(Picture) Leaning wall



2.4 Item 2(Picture) Wall cracks



2.4 Item 3(Picture) cracks in leaning wall



2.4 Item 4(Picture)



2.4 Item 5(Picture) Trip Hazard



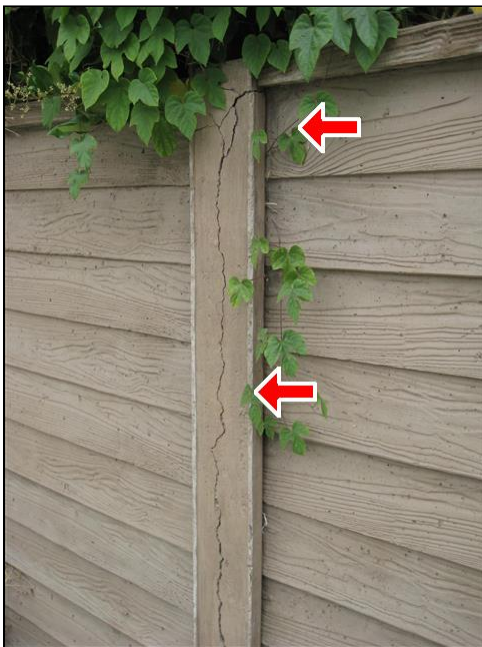
2.4 Item 6(Picture) severe cracking



2.4 Item 7(Picture) Cracking at pool



2.4 Item 8(Picture) Cracking near pool equipment and throughout



2.4 Item 9(Picture) Structural cracking at property demising wall



2.4 Item 10(Picture) Close vegetation

2.5 The wood fascia at eave on the (North side of home) damaged. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

Refer to termite report for further evaluation.

Generally the soffits/fascia and exterior trim appear in general to be in good condition at the time of inspection.



2.5 Item 1(Picture) Fascia damage

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•				Garage Door Type: One automatic
3.1	Garage Walls (including Firewall Separation)	•				Garage Door Material: Fiberglass Metal
3.2	Garage Floor			•		Auto-opener
3.3	Garage Door (s)	•			•	Manufacturer: SEARS
3.4	Occupant Door (from garage to inside of home)	•		•		
		•		•		
		•		•		
		•		•		

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Comments:

3.0 Garage ceiling was open frame and appeared to be in good condition at the time of inspection



3.0 Item 1(Picture) Garage ceiling

3.1 Garage was detached from home.

Occupants belongings block entire view of garage - unable to fully inspect. Do a careful check on your final walk through.

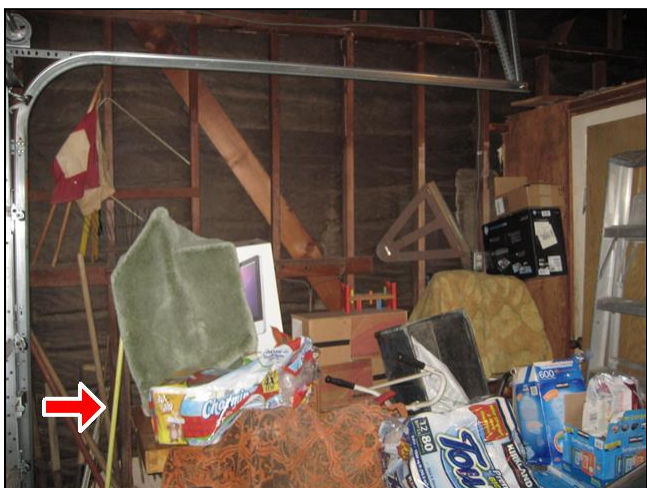
Of what sections of wall that could be seen, they appeared in good condition at the time of the inspection.



3.1 Item 1(Picture) Detached garage



3.1 Item 2(Picture) Impeded view garage



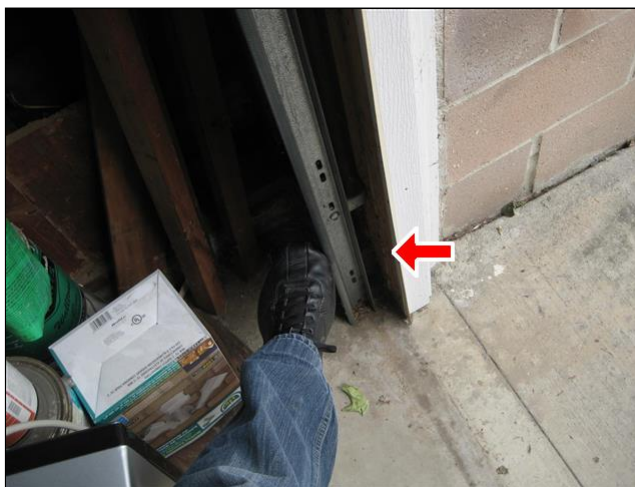
3.1 Item 3(Picture) Impeded view garage

3.2 The concrete floor of garage was not inspected. A vehicle was parked inside and sections were covered by home owner belongings. I recommend a thorough walk through prior to close of escrow.

3.3 (1) The garage door of detached building at the (East side of home) will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. A qualified contractor should inspect and repair as needed.



3.3 Item 1(Picture) Safety Issue



3.3 Item 2(Picture) Missing safety sensor

(2) The garage door of detached building at the (East side of home) is missing the electronic safety sensor. This is designed to prevent injury or death to people as well as animals and is required by local building code.. A qualified contractor should inspect and repair as needed.



3.3 Item 3(Picture) Passage door

3.4 The garage door at the detached garage appeared to be functional at the time of the inspection.



3.4 Item 1(Picture) Occupant door

4. Interiors

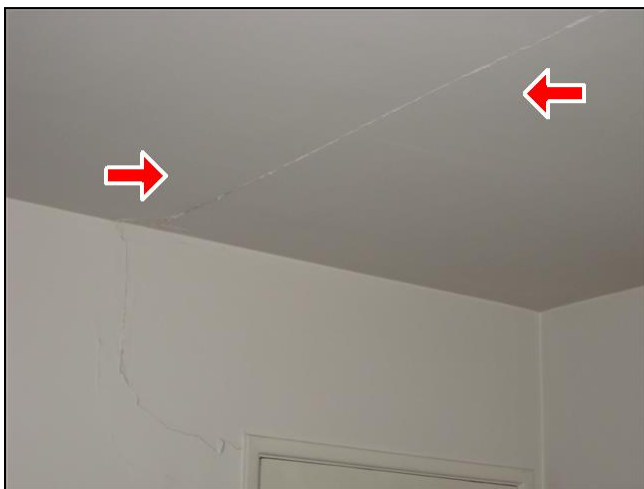
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•			•	Ceiling Materials: Gypsum Board Plaster
4.1	Walls	•			•	Wall Material: Gypsum Board Plaster
4.2	Floors	•				Floor Covering(s): Carpet Hardwood T&G Vinyl
4.3	Steps, Stairways, Balconies and Railings			•		Interior Doors: Hollow core
4.4	Counters and Cabinets (representative number)	•				Window Types: Thermal/Insulated
4.5	Doors (representative number)	•			•	Window Manufacturer: UNKNOWN
4.6	Windows (representative number)	•				Cabinetry: Wood
						Countertop: Tile

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Comments:

4.0 (1) Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information contact the American Lung Association or an asbestos specialists.



4.0 Item 1(Picture) Ceiling cracks

(2) The Plaster on the ceiling has multiple cracks at the through entire home. While this damage is cosmetic, it should be repaired. A qualified person should repair or replace as needed.

Homeowner stated that this occurred during 1994 earthquake and has not gotten worse since.



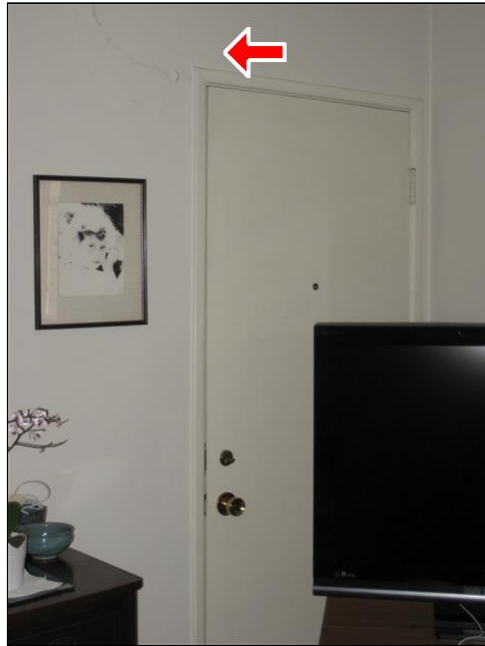
4.0 Item 2(Picture) Plaster damage

4.1 (1) The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

The walls of the home were in good general condition at the time of the inspection with the exception of deficiencies pointed out elsewhere in this report.



4.1 Item 1(Picture) Personal belongings



4.1 Item 2(Picture) Wall cracks



4.1 Item 3(Picture) Peeling wall paper



4.1 Item 4(Picture) Grout needed



4.1 Item 5(Picture) Grout needed

(2) The plaster on the wall shows evidence of cracking at the in several rooms particularly near doors. While this damage is cosmetic, it should be repaired. A qualified person should repair or replace as needed.

Homeowner stated this damage was caused by 1994 earthquake and has not gotten worse since. Advise to further monitor for changes. Wall coverings prevented inspection of structural members.

(3) The wall paper on the wall is peeling in areas at the master bath. This damage is considered cosmetic. This is simply for your information..

(4) The tile on the wall missing grout or silicone around perimeter, where wall tile rests on tub at the master bath and guest bath. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.

4.2 (1) Determining odors or stains is not included.

Floor covering / damage may be hidden by furniture of other owner possessions.

The condition of the flooring below carpet or vinyl is not inspected.

General the flooring surfaces appeared to be in functional and good condition at the time of then installation.



4.2 Item 1(Picture) Shower Pan

(2) Shower pan is not tested for leaks at the guest bath and master bath. This is for your information. Refer to termite report for further evaluation and repair as needed.

4.3 No stairways or steps were present in the home at the time of the inspection.

Handrails in master and guest bathrooms appear sturdy at the time of inspection. Recommend consulting ADA code for compliance.



4.3 Item 1(Picture) Handrail



4.3 Item 2(Picture) Handrail

4.4 (1) The cabinetry in the kitchen and bathrooms was functional at the time of inspection.

The countertops in the kitchen and bathrooms were functional at the time of the inspection. No major defects noted.



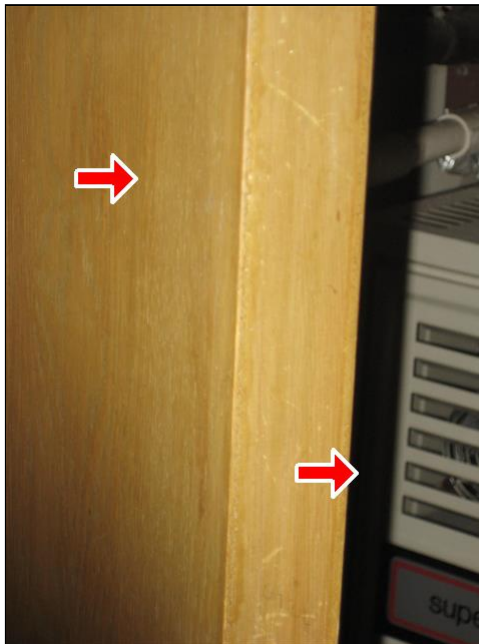
4.4 Item 1(Picture) Kitchen cabinets and counter top

(2) The cabinetry in the kitchen and bathrooms were functional at the time of inspection. No major deficiencies were noted.

4.5 (1) The interior doors appeared functional at the through entire home with the exception on one. No deficiencies were noted at the time of the inspection.



4.5 Item 1(Picture) Interior doors



4.5 Item 2(Picture) Improper door

(2) The Closet door should be replaced by louvered door at the furnace. The existing door does not allow for air flow to be properly supplied to the furnace.. A qualified person should replace as needed.

4.6 (1) Determining condition of all insulated windows is not possible due to temperature, weather and lighting conditions. Check with owner for further information.



4.6 Item 1(Picture)

(2) All windows appeared functional at the through entire home. Monitor for changes.. No action needed..

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			•	Foundation: Masonry block Poured concrete Method used to observe
5.1	Walls (Structural)	•				Crawlspace: Crawled
5.2	Columns or Piers	•			•	Floor Structure: Wood joists
5.3	Floors (Structural)	•			•	Wall Structure: Wood
5.4	Ceilings (Structural)		•			Columns or Piers: Wood piers
5.5	Roof Structure and Attic	•			•	Ceiling Structure: Not visible Roof Structure: 2 X 4 Rafters Roof-Type: Gable Method used to observe
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	attic: Walked Attic info: Scuttle hole

Comments:

5.0 (1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

With effervescence consistent around parameter foundation walls, it suggests that a Drain Tile is not present.



5.0 Item 1(Picture) effervescence



5.0 Item 2(Picture) effervescence



5.0 Item 3(Picture) effervescence



5.0 Item 4(Picture) No anchor bolts

(2) Crawlspace does not have a vapor barrier. Vapor barrier helps to reduce the amount of moisture in the crawlspace by covering the ground. Recommend installation of the vapor barrier

(3) The foundation wall and the bearing walls do not appear to be connected through an anchoring system. . Walls may need to be anchored to foundation. A qualified engineer should inspect and repair or replace as needed.

5.1 The wall framing on the wall was not visible at the through entire home. Could not be inspected due to wall covering.. Advise to monitor walls for new cracks or settling.

2 X 4 constructed walls in garage. Cannot se if walls were anchored as customer belongings restricted viewing.



5.1 Item 1(Picture) Structural walls not visible



5.1 Item 2(Picture) 2 X 4 construction

5.2 Existing ground cover made me unable to determine if piers have proper concrete pad as an in-ground support system. Recommend further evaluation by structural engineer.



5.2 Item 1(Picture) Piers

5.3 (1) All slabs experience some degree of cracking due to shrinkage during the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.

The inspector does not determine the effectiveness of any system installed to control or remove hazardous substances.

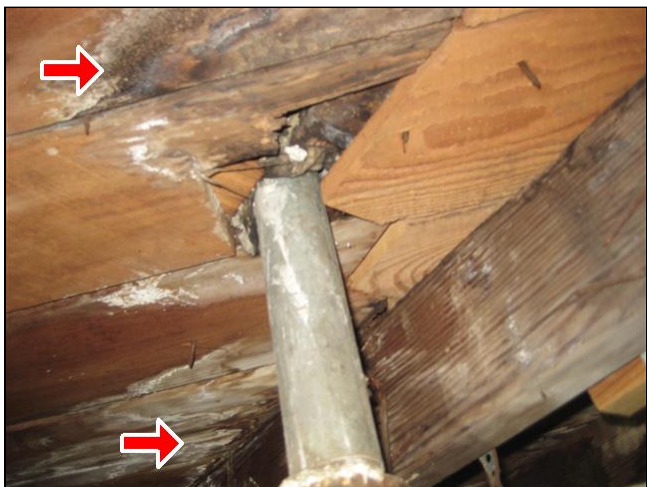
No engineering is performed during this inspection.



5.3 Item 1(Picture) Damage

(2) Sub-flooring and a few floor joist(s) are somewhat deteriorated from moisture or wood eating insects. Under the Master bath and Guest bath. No additional repairs are needed at this time. Refer to termite report for further evaluation and repair.

Shower pans are not tested or inspected as they are beyond the scope of this inspection. Please refer to termite report for further evaluation.



5.3 Item 2(Picture) Guest bath Shower



5.3 Item 3(Picture) Master Bathroom Toilet

5.4 Blown insulation prevented inspector from inspecting ceiling structure.



5.4 Item 1(Picture) Cannot see ceiling structure

5.5 (1) No engineering is performed during this inspection.



5.5 Item 1(Picture) Water penetration

(2) The roof sheathing deteriorated as a result from a leak around the chimney. Area still remains strong. It is not cost effective to replace until next roof. I recommend a qualified contractor perform the work.



5.5 Item 2(Picture) Water stains

(3) Water signs are on plywood resulting from a roof leak found around attic exhaust fan and a vent pipe. The damage to this area is not significant to require replacing at this time. It is recommend to monitor after a heavy rain and repair if needed.



5.5 Item 3(Picture) wter stains

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Public
6.1	Plumbing Water Supply, Distribution System and Fixtures	•				Water Filters: (We do not inspect filtration systems)
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•	Plumbing Water Supply (into home): Copper
6.3	Main Water Shut-off Device (Describe location)	•				Plumbing Water Distribution (inside home): Copper PEX
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Washer Drain Size: Not visible
6.5	Main Fuel Shut-off (Describe Location)	•				Plumbing Waste: Cast iron
6.6	Sump Pump			•		Water Heater Power Source: Gas (quick recovery)
6.7	Jacuzzi/tub/shower	•				Water Heater Capacity: 50 Gallon (2-3 people)
6.8	Gas Fuel Source	•				Manufacturer: GE
						Water Heater Location: Outside

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.

Water supply valves if turned may be subject to leaking.

The inspector does not test washing machine, drains or supply valves.

All drain, waste and venting appeared functional at the time of inspection. No deficiencies were noted.



6.0 Item 1(Picture) Non restricted drain

6.1 Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.

Water quality testing or testing for hazards such as lead is not a part of this inspection.

City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.

All plumbing fixtures throughout home were functional at the time of the inspection.

All toilets were functional and secure at the time of inspection.

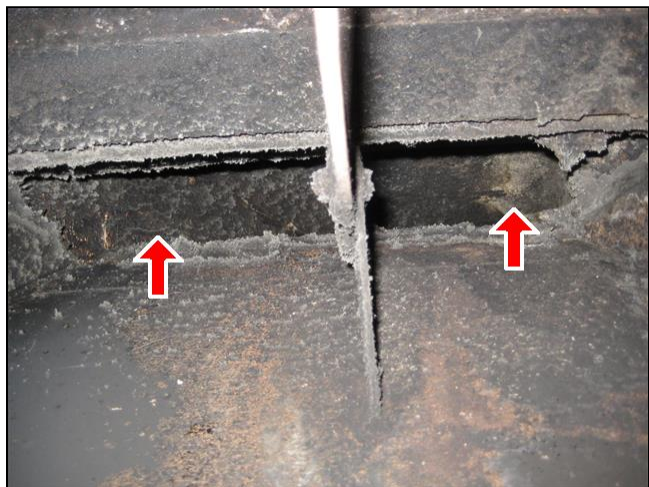


6.1 Item 1(Picture) Master Shower

6.2 (1) Estimate of remaining life is not a part of this inspection. Solar systems are not a part of this inspection. Hot water recirculating pumps/systems are not a part of this inspection.

Chimney was not operating at the time of inspection. However, creosote was noted and it is recommended that the chimney be serviced by qualified chimney contactor.

Hot water heater is manufactured in 2006 and may be nearing the end of its functional life. However at the time of inspection, it appeared to be functional.



6.2 Item 1(Picture) Creosote



6.2 Item 2(Picture) Hot Water Heater



6.2 Item 3(Picture) Debris



6.2 Item 4(Picture)

(2) The water heater has debris in its cabinet. This is a safety issue as the leaves shown in the photo are flammable. Recommend cleaning out all debris.

(3) The water heater was moved from interior to exterior.. This requires a permit.. Please check for permit..

(4) The water heater vent stack must have proper clearance. Hot water heater vent is touching roof. I recommend a licensed plumber inspect further and repair as necessary.

6.3 The main shut off is the red knob located outside near the front door. This is for your information.



6.3 Item 1(Picture) Main water shutoff

6.4 Underground piping and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.

Verification of the location or condition of the underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not a part of this inspection and are not included.

6.5 (1) The main shut off is at the electric panel.

The main fuel shut off is at the north side of the home near the exterior wall.



6.5 Item 1(Picture) Missing earthquake valve

(2) It is recommended that an earthquake valve be installed for safety.

6.7 (1) Shower pan noted at bathrooms, not inspected for leaks, seller to disclose/check termite report.

(2) Shower pan noted at bathrooms, not inspected for leaks, seller to disclose/check termite report.

(3) All tub/showers appear functional at the time of inspection.

6.8 (1) Main Gas shutoff valve is located???

(2) Recommend to install a wrench and a seismic shutoff valve

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				Electrical Service
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•	Conductors: Overhead service Copper 220 volts
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•	Panel capacity: 100 AMP
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	Panel Type: Circuit breakers
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•	Electric Panel Manufacturer: Unknown
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•	Branch wire 15 and 20
7.6	Location of Main and Distribution Panels	•				AMP: Copper
7.7	Smoke Detectors	•			•	Wiring Methods: Not Visible
7.8	Carbon Monoxide Detectors	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

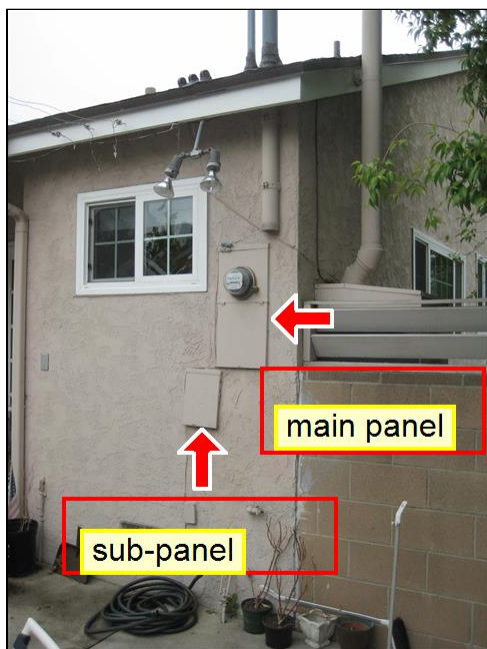
7.0 Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.

If the service amperage is less than 100, upgrade may be necessary to operate larger electrical appliances.

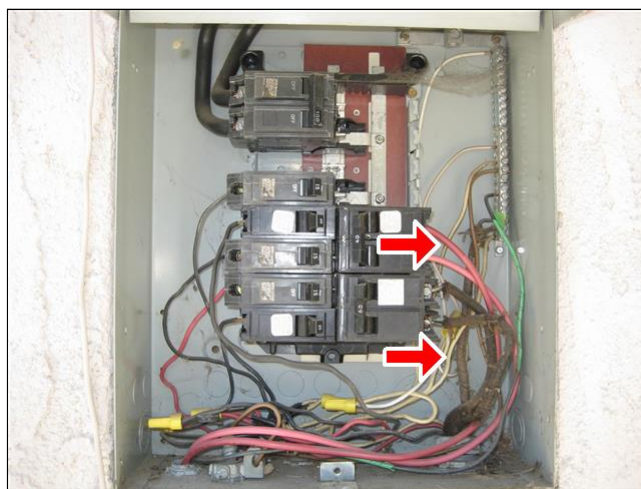


7.0 Item 1(Picture) Service entrance

7.1 (1) The main panel is not properly labeled. Recommend accurate label.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

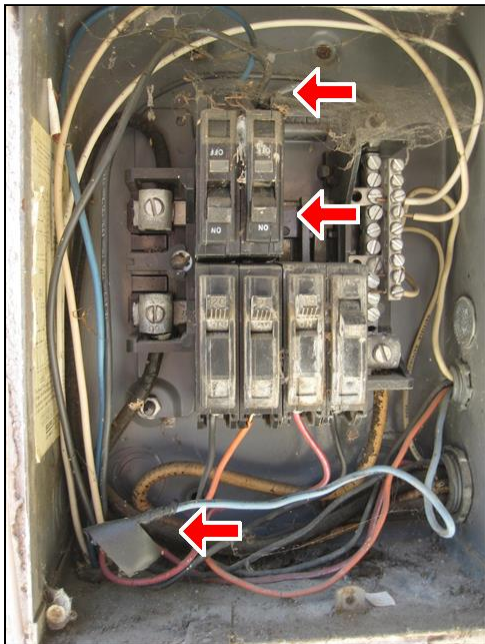


7.1 Item 3(Picture)

(2) The sub-panel is not properly labeled. Recommend accurate labeling.

(4) The main panel box is located at the outside on east wall. The panel has some fraying wiring. This could pose a problem if the condition is not addressed. A qualified licensed electrical contractor should correct as needed.

(5) The main panel box is located at the outside on east wall. The panel is being used as a junction box. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.1 Item 4(Picture) Sub panel issues

(6) The sub-panel box is located at the outside on east wall. The panel has breakers that are double tapped. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

(7) The problem(s) discovered in the panel such as doubled wiring at circuit(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

7.2 Some of the breakers are installed upside down. Issue should be corrected by a licensed electrical contractor.

7.3 (1) The light fixture is missing globe at the through entire home. Exposed bulbs can be easily broken and cause injury.. I recommend repair as needed.

A represented number of fixtures and switches were tested and were functional at the time of inspection.

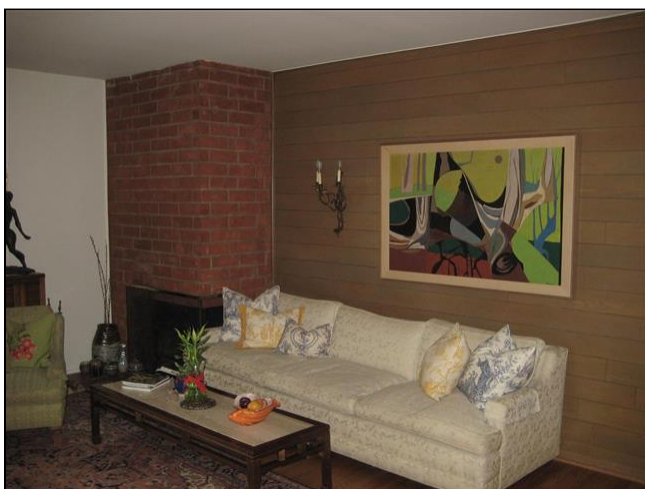
Inspection of electric receptacles was limited due to homeowner furniture and belongings.



7.3 Item 1(Picture) Missing bulb cover



7.3 Item 2(Picture) Homeowner belongings



7.3 Item 3(Picture)

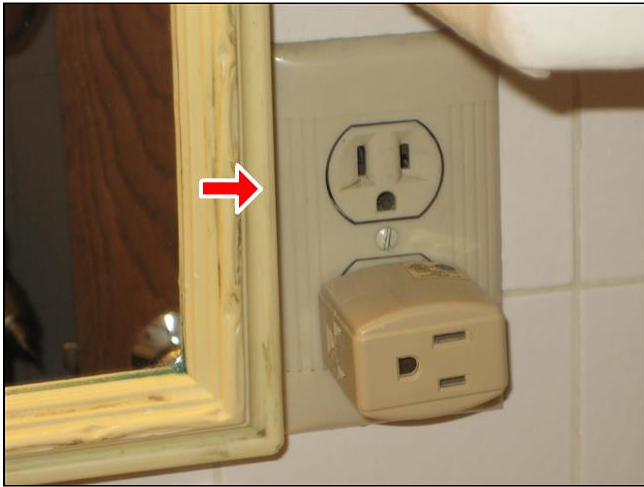


7.3 Item 4(Picture) non grounded outlet

(2) "two-prong" outlets are not grounded in the hallway and (left of hall bath). (right of hall bath) in the formal living room. in the dining room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

(3) "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the kitchen. in the guest bath and in the master bath. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

7.4 The exterior outlet at the Garage is a "two-prong" receptacle, and is not a "three-prong" GFCI outlet with exterior cover is a three prong receptacle but not a GFCI three prong receptacle nor labeled as GFCI protected. This is a safety hazard. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.4 Item 1(Picture) Bathroom outlets



7.4 Item 2(Picture) Kitchen Outlets



7.4 Item 3(Picture) Garage Outlets

7.5 One GFCI (Ground Fault Circuit Interrupter) outlet at the outside near main panel did not work or there is no power to outlet. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.5 Item 1(Picture) GFCI no power

7.6 (1) The main panel box is located at the outside on east wall.



7.6 Item 1(Picture) Main Panel and sub panel

(2) The sub panel box is located at the outside on east wall.

7.7 (1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



7.7 Item 1(Picture) smoke detector

(2) Recommend the installation of additional smoke detectors in each bedroom.

7.8 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment	•				Heat Type: Forced Air
8.1	Normal Operating Controls	•				Energy Source: Gas
8.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	Heat System Brand: CARRIER
8.4	Presence of Installed Heat Source in Each Room	•				Ductwork: Insulated
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•	Filter Type: Disposable
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•				Filter Size: 14x25
8.7	Gas/LP Firelogs and Fireplaces			•		Types of Fireplaces: Solid Fuel
8.8	Cooling and Air Handler Equipment	•				Operable Fireplaces: One
8.9	Normal Operating Controls	•				Number of Woodstoves: None
8.10	Presence of Installed Cooling Source in Each Room	•				Cooling Equipment Type: Air conditioner unit
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: AMERICAN
						Number of AC Only Units: One

Comments:

8.0 If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements

Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or use of other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible.

Safety devices are not tested by this company.

Recommended to not have personal belongings in closet with hot water heater.



8.0 Item 1(Picture) Forced air furnace



8.0 Item 2(Picture) Insulated ductwork

8.1 Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not a part of this inspection.

Unit responded to controls and was functional at the time of inspection.

8.2 The safety switch shut off the unit when the service door was removed.

8.3 Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can Only be performed by laboratory testing and is beyond the scope of this inspection.

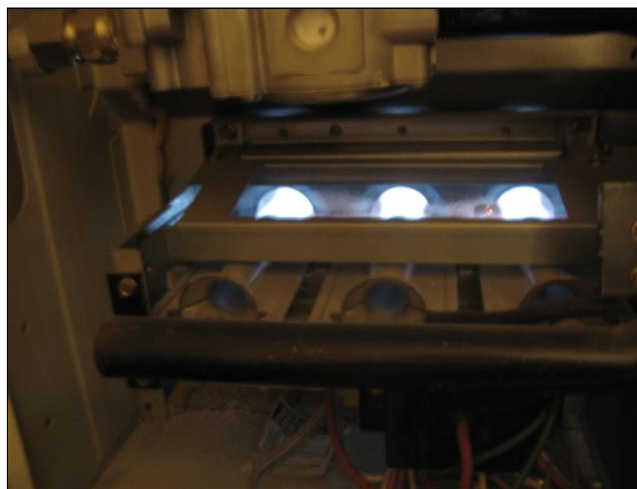
Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Gas line must remain rigid from point of connection until exiting from then jacket surrounding the heating unit. It can then connect with approved flexible gas line. Recommend further evaluation and replace or repair by licensed HVAC contractor.

Combustion chamber was functional at the time of inspection.



8.3 Item 1(Picture) Flexible gas line



8.3 Item 2(Picture) Combustion Chamber

8.5 The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

Metal rain cap on chimney crown is missing. Recommend further evaluation and repair by certified chimney contractor.



8.5 Item 1(Picture) Interior fireplace



8.5 Item 2(Picture) Missing cap and arrestor

8.6 The firebox and damper appeared functional at the time of inspection.

8.7 Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

8.8 The cooling equipment was tested and was functional at the time of the inspection.



8.8 Item 1(Picture) Cooling

8.9 Though old, the thermostat was functional at the time of inspection.



8.9 Item 1(Picture) Thermostat

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic	•				Attic Insulation: Blown
9.1	Insulation Under Floor System			•		Ventilation: Gable vents Thermostatically controlled fan
9.2	Vapor Retarders (in Crawlspace or basement)			•		
9.3	Ventilation of Attic and Foundation Areas	•				Exhaust Fans: Fan with light
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			•	Dryer Power Source: 220 Electric Gas Connection
9.5	Ventilation Fans and Thermostatic Controls in Attic	•				Dryer Vent: Flexible Vinyl
						Floor System Insulation: NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 Difficult to tell the thickness of the insulation and therefore the R-value. Insulation was blown in and did not have a uniformity in depth. It does appear to be a minimum of 6 inches and a maximum of 15 inches.



9.0 Item 1(Picture) Insulation

9.3 Gable end vents were insufficient to adequately regulate the attic temperature. A solar powered thermostat controlled attic vent was installed and it assisted in controlling attic temperature. Recommend owner to monitor and add another unit if needed.

Foundation vents appeared functional as temperature was normal and the ground under the structure of the home was free of moisture.



9.3 Item 1(Picture) Gable end vents



9.3 Item 2(Picture) Solar Thermostat attic vent



9.3 Item 3(Picture) Dry crawlspace

9.4 The Exhaust fan did not respond to controls at the kitchen. This could be a safety hazard if proper venting is not in place. Otherwise, the nearby kitchen window must be kept open while stove and oven are in use.. A qualified contractor should inspect and repair as needed.

Bathroom vents were functional at the time of inspection.



9.4 Item 1(Picture) Non working kitchen Exhaust

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•				Dishwasher Brand: GENERAL ELECTRIC
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: UNKNOWN
10.2	Range Hood (s)	•			•	Exhaust/Range hood: NONE
10.3	Trash Compactor			•		Range/Oven: CALORIC
10.4	Food Waste Disposer	•				Built in Microwave: NONE
10.5	Microwave Cooking Equipment			•		Trash Compactors: NONE
10.6	Refrigerators/freezers/ice makers		•			
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Dishwasher responded to controls and appeared to be working properly at time of inspection. The inspector cannot determine the remaining working life of unit and therefore cannot, and does not, offer an opinion or warranty regarding such.



10.0 Item 1(Picture) Dishwasher

10.1 Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during inspection.

Appliances are not moves.

Range, oven and cooktop responded to controls and appeared to be working properly at time of inspection. The inspector cannot determine the remaining working life of unit and therefore cannot, and does not, offer an opinion or warranty regarding such.



10.1 Item 1(Picture)

10.2 The exhaust fan did not work when tested. I recommend repair or replace as needed.



10.2 Item 1(Picture) Kitchen exhaust fan

10.4 Food waster disposer responded to controls and appeared to be working properly at time of inspection. The inspector cannot determine the remaining working life of unit and therefore cannot, and does not, offer an opinion or warranty regarding such.

10.6 Refrigerators, freezers and built-in ice maker are not a part of this inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

IN Yes NI NP RR No **Styles & Materials**

		IN	Yes	NI	NP	RR	No
11.0	Pool / Spa Type	•	•				
11.1	Operational Condition of Pool	•	•				
11.2	Pool / Spa Heaters				•		
11.3	Surface Walls and Floor of Pool	•					•
11.4	Permanent Accessories Condition			•			
11.5	Pumps for Circulation of Water	•					
11.6	Pumps for Vacuum or Cleaning				•		
11.7	Jet Pump				•		
11.8	Blowers				•		
11.9	Electrical	•					•
11.10	Water Filter	•					
11.11	General	•	•				•
11.12	Pool Liner Condition				•		
11.13	Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)	•					•
11.14	Overflow Skimmers and Drains	•					
11.15	Does Pool have any rescue equipment?				•		
11.16	Do Steps and ladders exist on both sides of the pool?				•		
11.17	Is the Pool depth marked on outside area of Pool?	•					•
11.18	Is there a depth of at least eight feet to allow for safe diving?			•			
11.19	Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?	•					•
11.20	Is the pool fenced?	•	•				
11.21	Does the fence have a self closing latch and a lock on door?	•	•			•	
11.22	Can someone climb the fence by the use of personal items or structures against fence?	•	•				

Style:
In ground
Shape:
Rectangle

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

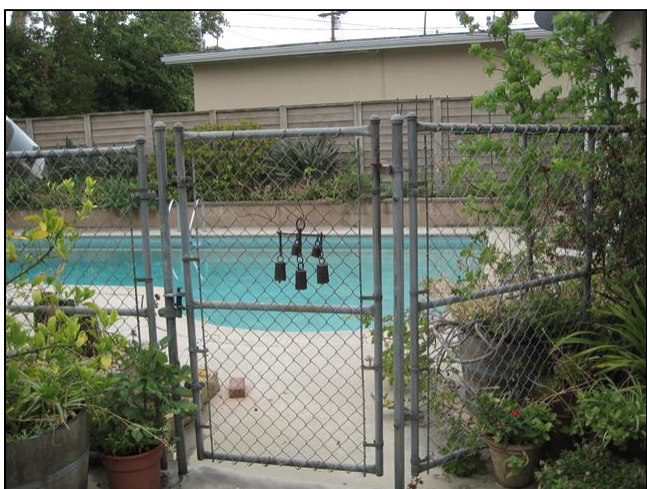
		IN	Yes	NI	NP	RR	No
11.23	Does the door latch height and location attempt to make difficult for young children to reach?	•					•
11.24	Are Electric Lights Secure?	•				•	•
11.25	Water Level should be within inches from Rim to allow an easier climb out.	•	•				
11.26	Pool Design at waters edge should not include protrusions that could injure swimmer	•	•				
11.27	Does the surface around pool encourage drainage away from pool?	•	•				

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

Comments:

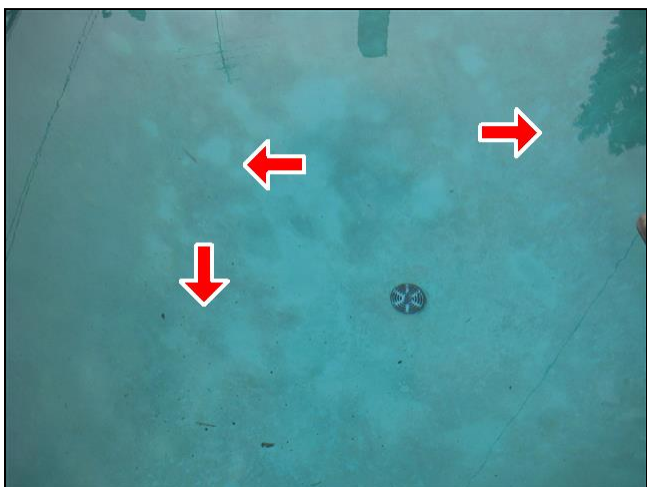
11.0 Pool and Spa bodies are beyond the scope of this inspection. The information regarding the type of pool / spa are a courtesy only.



11.0 Item 1(Picture)

11.1 Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

11.3 Pool has discoloration in several locations. Recommend further evaluation by certified pool technician.



11.3 Item 1(Picture) General discoloration

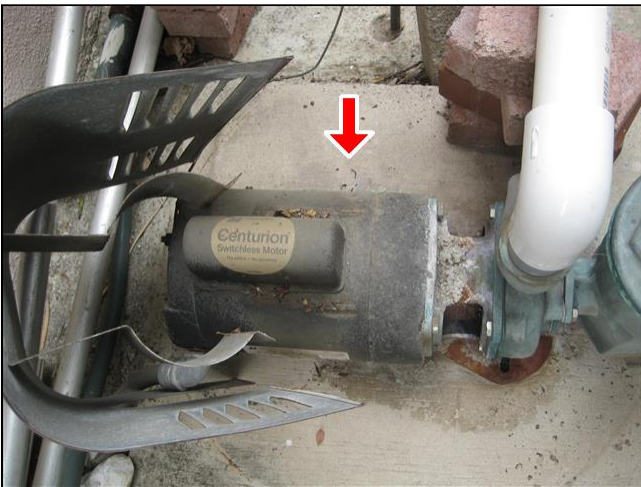
11.4 Diving boards are not a part of this inspection.



11.4 Item 1(Picture) Diving Board

11.5 Pump operated when tested.

Signs of corrosion at the pool pump. Pump is functional at the time of inspection however could be nearing the end of its life.



11.5 Item 1(Picture) Pool Pump

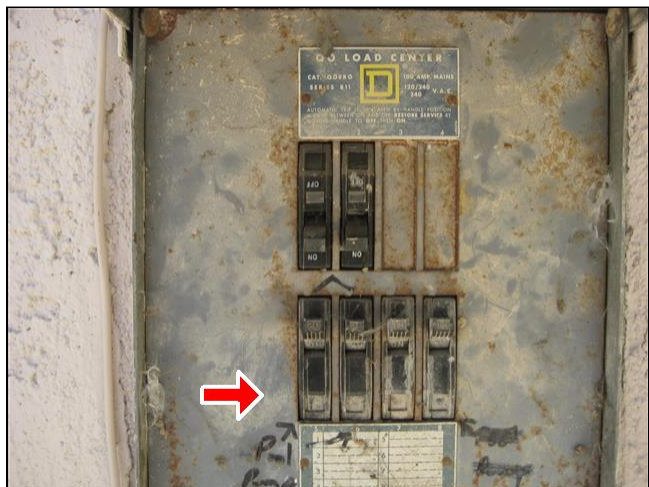
11.9 Breaker located at Main Panel for equipment and lighting.

The breaker for pool lighting and equipment must be GFCI protected. Existing breaker is not compliant.

Wiring Type - Liquid Tight flex

Wiring appears serviceable

Circulation pump timer appears operational



11.9 Item 1(Picture) Imporper pool equipment breaker 11.9 Item 2(Picture)

11.10 Pressure Gauge operating properly at the time of inspection.

Bleeder Valve operating properly at time of inspection



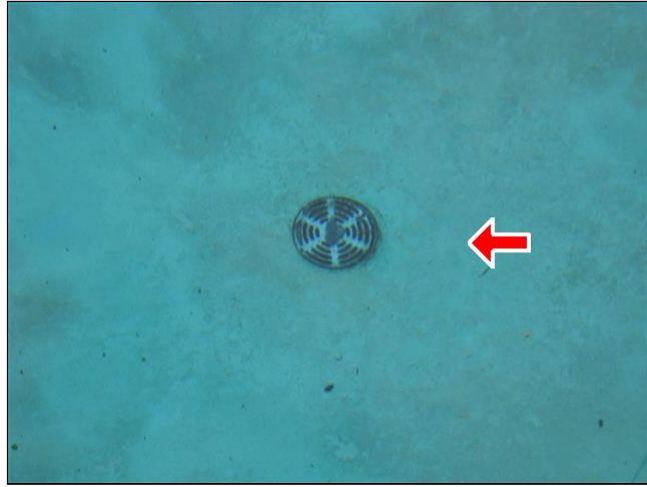
11.10 Item 1(Picture) Pressure gauge

11.11 Swimming Pool and Spa are not inspected for leaks. Seller to disclose if any*

Original pool fill valve was not functional and abandoned. New fill valve is located at southeast corner of home.



11.11 Item 1(Picture) Abandoned Pool fill valve



11.11 Item 2(Picture) Improper drain cover



11.11 Item 3(Picture)

11.21 Self closing device works. However, the door opens in the wrong direction and needs to be reversed.



11.21 Item 1(Picture) Pool gate reversed

11.23 Latch should be made inaccessible to children.

If gate is not repaired, for safety an audio alarm should be placed on all doors that lead to the pool area.

11.24 The pool lighting has ben permanently disconnected. Breaker should be removed and capped.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



20/20 Vision Home Inspections, LLC

**3371 Glendale Blvd., Unit 163
Los Angeles, CA 90039
(323) 394-9999**

Customer

[REDACTED]

Address

5630 Ostrom Ave.
[REDACTED]

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

(1) The report is an opinion of the general quality of the roof. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage.

(2) The roof covering is nearing the end of its life cycle and has more than one existing layers of roof covering at the "entire roof" and unattached garage. Roof covering will need replacing within 1 to 5 years. Existing roof covering must be removed prior to installation of new roof covering. Also, there is immediate repair needed to replace the ridge caps. A qualified licensed roofing contractor should further inspect and repair or replace as needed.

1.1 Flashings

Inspected, Repair or Replace

Signs of a prior leak at chimney flashing evidenced by appearance of handy man tar repairs at roof to chimney connection. The repair is not functional and needs further evaluation and repair by licensed roofing contractor.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

Roofs, skylights and flashings are not water tested for leaks.

1. Roofing

Motorized roof vent installed to reduce temperature in adequately vented attic. Improper installation of flashing. Recommend further evaluation and repair by licensed roofing contractor.

The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed.

Spark arrester is missing or damaged. Recommend further evaluation and repairs by licensed chimney contractor. This item is a safety hazard.

Structural cracking in brick chimney. Safety hazard. Recommend further evaluation and repair by licensed chimney contractor.

Recommend separation between roof edge and hot water heater vent stack.

1.3 Roof Drainage Systems

Inspected, Repair or Replace

(1) Gutter need extension or splash block to channel water away from foundation. This is a minor repair that can help prevent water from effecting foundation.

(2) The gutter is loose and needs cleaning of debris at the (West side of home) and (South side of home). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

2. Exterior

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The sprinkler system is not in the scope of this inspection. The system needs to be adjusted so it does not spray structures, sidewalks and fences.

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

The block wall at north side of home is crack and leaning. Safety hazard. Recommend further evaluation by structural engineer.

The retaining wall near south side of swimming pool is leaning and moving off foundation. Furthermore no weep holes are present for water drainage. Recommend further evaluation by structural engineer.

Severe cracking was found throughout patio concrete surfaces. Additionally sections have risen to unsafe level. Safety hazard as bare feet can be injured and trip hazard present. Recommend further evaluation and repair by licensed concrete contractor.

Severe cracks were found in the the structural posts of the property demising wall. Recommend further evaluation by structural engineer.

In some areas on the exterior of the home vegetation is close or touching the home. It is always a good idea to keep separation between the home, foundation and vegetation. Watering of vegetation and roots have the potential to damage the foundation over time.

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

2. Exterior

The wood fascia at eave on the (North side of home) damaged. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

Refer to termite report for further evaluation.

Generally the soffits/fascia and exterior trim appear in general to be in good condition at the time of inspection.

3. Garage

3.3 Garage Door (s)

Inspected, Repair or Replace

(1) The garage door of detached building at the (East side of home) will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. A qualified contractor should inspect and repair as needed.

(2) The garage door of detached building at the (East side of home) is missing the electronic safety sensor. This is designed to prevent injury or death to people as well as animals and is required by local building code.. A qualified contractor should inspect and repair as needed.

4. Interiors

4.0 Ceilings

Inspected, Repair or Replace

(1) Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information contact the American Lung Association or an asbestos specialists.

(2) The Plaster on the ceiling has multiple cracks at the through entire home. While this damage is cosmetic, it should be repaired. A qualified person should repair or replace as needed.

Homeowner stated that this occurred during 1994 earthquake and has not gotten worse since.

4.1 Walls

Inspected, Repair or Replace

(1) The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

The walls of the home were in good general condition at the time of the inspection with the exception of deficiencies pointed out elsewhere in this report.

(2) The plaster on the wall shows evidence of cracking at the in several rooms particularly near doors. While this damage is cosmetic, it should be repaired. A qualified person should repair or replace as needed.

Homeowner stated this damage was caused by 1994 earthquake and has not gotten worse since. Advise to further monitor for changes. Wall coverings prevented inspection of structural members.

(3) The wall paper on the wall is peeling in areas at the master bath. This damage is considered cosmetic. This is simply for your information..

(4) The tile on the wall missing grout or silicone around perimeter, where wall tile rests on tub at the master bath and guest bath. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.

4.5 Doors (representative number)

Inspected, Repair or Replace

4. Interiors

- (1) The interior doors appeared functional at the through entire home with the exception on one. No deficiencies were noted at the time of the inspection.
- (2) The Closet door should be replaced by louvered door at the furnace. The existing door does not allow for air flow to be properly supplied to the furnace.. A qualified person should replace as needed.

5. Structural Components

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

With effervescence consistent around parameter foundation walls, it suggests that a Drain Tile is not present.

(2) Crawlspace does not have a vapor barrier. Vapor barrier helps to reduce the amount of moisture in the crawlspace by covering the ground. Recommend installation of the vapor barrier

(3) The foundation wall and the bearing walls do not appeared to be connected through an anchoring system. . Walls may need to be anchored to foundation. A qualified engineer should inspect and repair or replace as needed.

5.2 Columns or Piers

Inspected, Repair or Replace

Existing ground cover made me unable to determine if piers have proper concrete pad as an in-ground support system. Recommend further evaluation by structural engineer.

5.3 Floors (Structural)

Inspected, Repair or Replace

(1) All slabs experience some degree of cracking due to shrinkage during the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.

The inspector does not determine the effectiveness of any system installed to control or remove hazardous substances.

No engineering is performed during this inspection.

(2) Sub-flooring and a few floor joist(s) are somewhat deteriorated from moisture or wood eating insects. Under the Master bath and Guest bath. No additional repairs are needed at this time. Refer to termite report for further evaluation and repair.

Shower pans are not tested or inspected as they are beyond the scope of this inspection. Please refer to termite report for further evaluation.

5.5 Roof Structure and Attic

Inspected, Repair or Replace

(1) No engineering is performed during this inspection.

(2) The roof sheathing deteriorated as a result from a leak around the chimney. Area still remains strong. It is not cost effective to replace until next roof. I recommend a qualified contractor perform the work.

5. Structural Components

(3) Water signs are on plywood resulting from a roof leak found around attic exhaust fan and a vent pipe. The damage to this area is not significant to require replacing at this time. It is recommend to monitor after a heavy rain and repair if needed.

6. Plumbing System

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

(1) Estimate of remaining life is not a part of this inspection. Solar systems are not a part of this inspection. Hot water recirculating pumps/systems are not a part of this inspection.

Chimney was not operating at the time of inspection. However, creosote was noted and it is recommended that the chimney be serviced by qualified chimney contactor.

Hot water heater is manufactured in 2006 and may be nearing the end of its functional life. However at the time of inspection, it appeared to be functional.

(2) The water heater has debris in its cabinet. This is a safety issue as the leaves shown in the photo are flammable. Recommend cleaning out all debris.

(3) The water heater was moved from interior to exterior.. This requires a permit.. Please check for permit..

(4) The water heater vent stack must have proper clearance. Hot water heater vent is touching roof. I recommend a licensed plumber inspect further and repair as necessary.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

(1) The main panel is not properly labeled. Recommend accurate label.

(2) The sub-panel is not properly labeled. Recommend accurate labeling.

(3)

(4) The main panel box is located at the outside on east wall. The panel has some fraying wiring. This could pose a problem if the condition if not addressed. A qualified licensed electrical contractor should correct as needed.

(5) The main panel box is located at the outside on east wall. The panel is being used as a junction box. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(6) The sub-panel box is located at the outside on east wall. The panel has breakers that are double tapped. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

(7) The problem(s) discovered in the panel such as doubled wiring at circuit(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

Some of the breakers are installed upside down. Issue should be corrected by a licensed electrical contractor.

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) The light fixture is missing globe at the through entire home. Exposed bulbs can be easily broken and cause injury.. I recommend repair as needed.

7. Electrical System

A represented number of fixtures and switches were tested and were functional at the time of inspection.

Inspection of electric receptacles was limited due to homeowner furniture and belongings.

(2) "two-prong" outlets are not grounded in the hallway and (left of hall bath). (right of hall bath) in the formal living room. in the dining room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

(3) "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the kitchen. in the guest bath and in the master bath. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

The exterior outlet at the Garage is a "two-prong" receptacle, and is not a "three-prong" GFCI outlet with exterior cover is a three prong receptacle but not a GFCI three prong receptacle nor labeled as GFCI protected. This is a safety hazard. A qualified licensed electrical contractor should perform repairs that involve wiring.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

One GFCI (Ground Fault Circuit Interrupter) outlet at the outside near main panel did not work or there is no power to outlet. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.

7.7 Smoke Detectors

Inspected, Repair or Replace

- (1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- (2) Recommend the installation of additional smoke detectors in each bedroom.

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can Only be performed by laboratory testing and is beyond the scope of this inspection.

Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Gas line must remain rigid from point of connection until exiting from then jacket surrounding the heating unit. It can then connect with approved flexible gas line. Recommend further evaluation and replace or repair by licensed HVAC contractor.

Combustion chamber was functional at the time of inspection.

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

8. Heating / Central Air Conditioning

The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

Metal rain cap on chimney crown is missing. Recommend further evaluation and repair by certified chimney contractor.

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

The Exhaust fan did not respond to controls at the kitchen. This could be a safety hazard if proper venting is not in place. Otherwise, the nearby kitchen window must be kept open while stove and oven are in use.. A qualified contractor should inspect and repair as needed.

Bathroom vents were functional at the time of inspection.

10. Built-In Kitchen Appliances

10.2 Range Hood (s)

Inspected, Repair or Replace

The exhaust fan did not work when tested. I recommend repair or replace as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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