

HOME INSPECTION REPORT

Completed for:
Mr and Mrs Claus



1111 Sun and Fun Lane Palm Springs CA 92262.

Inspected on Sometime in 2012



P.O. Box 5924 La Quinta, CA 92248

www.PrecisionHomeInspection.net

Tim@PrecisionHomeInspection.net

760-409-3202

Inspected by:

Tim Sanders



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10/30/2012.

Mr and Mrs Claus
1234 Main Street
North Pole

RE: 1111 Sun and Fun Lane
Palm Springs CA 92262.



Dear Mr and Mrs Claus:

At your request, or the request of your Realtor as your representative, a visual inspection of the above referenced property was conducted sometime in 2012. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF REPORT RECOMMENDATIONS

IMPORTANT: The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the CREIA Standards of Practice must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. The following Summary is separated into four categories for organizational purposes only, not by level of importance.

SAFETY CONCERNS:

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

INSPECTOR NOTES:

1. This is a Federal Pacific Electric (FPE) Stab-Loc electric service panel. These panels are no longer manufactured. There is ongoing controversy regarding the reliability of the circuit breakers to trip (switch off) under an overload condition and the poor design of the circuit breaker attachment mechanism can result in an improperly installed circuit breaker that can overheat rendering it ineffective. A circuit breaker that may not trip in an overload condition does not afford the protection that is intended or required. A defective circuit breaker can function for years without any noticeable problems. Testing by private engineers and the Consumer Product Safety Commission has resulted in failures of some breakers to trip when required. Although there has never been a formal recall of FPE panels and breakers it is my opinion and the opinion of many building inspectors in the country that FPE panels are a latent defect that may not provide the protection for which they were designed and should, therefore, be replaced with modern equipment. You can obtain more information about FPE panels by accessing www.inspectapedia/fpe/fpepanel.htm. If you elect to keep this panel in service I recommend that it be fully evaluated by an electrical contractor familiar with the problems associated with FPE panels prior to making your final purchase decision and periodically throughout the service of the panel. In addition, it is important that you react to any abnormality with your electrical service, such as dimming or flickering lights, with additional inspections.

INTERIOR

INTERIOR NOTES:

2. The steps from the fitness room up to the roof are improper sized, improper angled and without a handrail. Stair treads should be a minimum depth of 10 inches and a maximum riser height of 7 3/4 inches.

GARAGE - CARPORT

FIRE DOOR:

CONDITION:

3. The fire door is not self closing.

POOL/HOT TUB & EQUIPMENT

POOL/SPA LIGHTS GFCI DEVICE:

CONDITION:

4. A GFCI device is not supplied. Pool lights should route through a GFCI device.

GROUNDS

GATES:

CONDITION:

5. The pool should have a pool barrier with self closing and self latching gates. Each city has requirement on which way the gate should swing and how high the gate latch should be. We recommend inquiring with the city of Palm Springs as to pool barrier and gate requirements when a pool is present.

FURTHER EVALUATION:

INSPECTION CONDITIONS

OTHER INFORMATION:

COMMENTS:

1. We recommend doing a permit check for additions built to the residence.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONDITION:

2. There are several cracks, a section of missing stucco and several water stains noted along the overhang on the North and East sides of the property. Further evaluation by a licensed contractor is recommended.

CHIMNEY:

CONDITION:

3. There is cracked caulking at the flashing and cracked corners noted at the living room's chimney. Further evaluation by a licensed roofing contractor is recommended.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

4. There are several areas of missing rocks that have exposed emulsion. The area over the fitness center has seen many patches. Due to the many missing rock areas, the questionable area over the fitness center and the many water stains to the overhang, we recommend further evaluation by a licensed roofing contractor.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

5. Metal flashing is not present along the stucco build up areas. Sections of the build up have deteriorated with exposed wood noted. Further evaluation by a licensed roofing contractor is recommended.

PLUMBING

GAS LINES:

CONDITION:

6. The gas line to the West furnace and to the barbecues are in direct contact with soil, is not rust protected and is rusting. Gas pipes in contact with soil should have factory applied rust protective coating applied. Further evaluation by a licensed plumbing contractor is recommended.

DRAIN, WASTE AND VENT PIPING:

CONDITION:

7. There are exposed PVC pipes on the West side yard that are being used as drain pipes. PVC should not be exposed as it will deteriorate from the sun.

ABS pipe and PVC pipe should not be glued together.

There are excessive connectors and reducers at a drain on the West side yard.

There is an uncovered sewer stack pipe noted on the West side yard, near the furnace closet

An uncovered ABS pipe is noted on the West side yard, near the furnace closet.

Further evaluation and repairs by a licensed plumbing contractor is recommended.

WATER HEATER:

CONDITION:

8. There are two holes noted in the vent.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

9. There are nine double tapped breakers. These are two wires connected to a breaker that should have only one wire connected to it. Double tapping can overload circuits, breakers, wires, equipment and could be considered a fire hazard. Further evaluation and repair by a licensed electrician is recommended.

10. Due to the outdated FPE panels and the excessive amount of double tapped breakers, we recommend having a new (larger) electrical panel installed.

INTERIOR

DOORS:

INTERIOR DOORS:

11. The hall bathroom door is only 23 inches wide which is less than the minimum width for doors.

CEILINGS:

CONDITION:

12. Mud tubes are noted in the ceiling of the master bedroom closet, refer to Wood Destroying Organism inspection report.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM:

13. Unit is not equipped with a hearth extension and a screen or glass doors.

POOL/HOT TUB & EQUIPMENT

POOL FINISH TYPE:

CONDITION:

14. Surface is in poor condition, with several chipped areas of plaster noted.

PUMPING EQUIPMENT:

PRESSURE IN PSI:

15. 28 PSI. Pressure is a bit high and filter element may be in need of cleaning or replacement.

VISIBLE PLUMBING LINE:

POOL FILL ANTI-SIPHON VALVE

16. Unit is not operable, water spills out the top of the valve when it is turned on. The pool has been filled with a hose. Repairs are recommended.

POOL DECKING:

CONDITION:

17. The bond beam near the railing has sunken lower than the rest of the decking.

18. There is a raised section of deck noted at the Southwest section of the pool.

SPA/HOT TUB:

19. Hot tub did not respond to test.

DRAIN COVERS:

20. We could not determine if the existing drain cover is an anti-vortex drain cover or not.

GROUNDS

FOUNTAIN:

21. The waterfall fountain is not operable.

MAINTENANCE AND REPAIR:

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

1. There is deteriorated color coat noted at a few section of the stucco walls.

2. There are two holes cut into the stucco of the East mechanical closet and damaged stucco at the bottom-left of the mechanical room doors.

WINDOW SCREENS:

CONDITION:

3. Some screens are missing.

EXTERIOR NOTES:

4. There is missing drywall and several holes noted in both mechanical closets. Repairs are recommended.

5. The jamb of the East mechanical closet is cracked.

ELECTRICAL SYSTEM

ELECTRICAL NOTES:

6. There are uncovered conduit 90 degree elbows noted behind the East air conditioner and on the East side of the rear patio. Covers should be installed.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

7. The bottom latch/lock to the slave door is missing.

CEILINGS:

8. Water stains are noted in the fitness room and coming down the back side of the master bedroom fireplace.

BATHROOMS

BATHROOM AREA: MASTER BEDROOM

CONDITION OF TOILET:

9. Toilet is loose at the floor, tightening is recommended.

BATHROOM AREA: HALL

TUB/SHOWER PLUMBING FIXTURES:

10. Water leaks at the cold water shower's handle.

BATH VENTILATION:

11. Exhaust fan is louder than normal.

BATHROOM AREA: WEST HALL/LAUNDRY

CONDITION OF SINK/VANITY/COUNTER:

12. The right sink should be caulked to the counter.

13. The left sink is cracked and leaks water at the sinks connection to the drain.

14. Water is leaking at the left sink's cold water angle stop valve.

KITCHEN - APPLIANCES - LAUNDRY

WET BAR

FAUCET AND DRAIN:

15. A water leak is noted at the white drain line's connection to the ABS pipe.

LAWN SPRINKLER SYSTEM

SPRINKLER HEADS:

CONDITION:

16. There is a broken dripper noted at the driveway.

POOL/HOT TUB & EQUIPMENT

VISIBLE PLUMBING LINE:

CONDITION:

17. Water is leaking at the pipes connections to the filter.

GROUNDS

DRIVEWAY:

CONDITION:

18. There are two "pot holes" noted that we recommend having filled.

RECOMMENDED UPGRADES:

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

GAS SUPPLY LINE:

1. Flexible gas connectors should not pass through a heaters cabinet or be located inside the heaters enclosure. Flexible gas connectors should connect to a rigid gas line just outside the heater and the rigid line then pass through the cabinet and connect to the heater. This is a newer restriction that may not have been in effect at time of installation, however we recommend compliance as a safety upgrade.

Thank you for selecting Precision Home Inspection to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Tim Sanders
Owner, Precision Home Inspection
760-409-3202

California Real Estate Inspection Association 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.

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:

1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails, and guardrails
4. Wall cladding and trim
5. 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
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components

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:

1. Inspect mechanical attic ventilation systems or components
2. 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 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:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. 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 or components

SECTION 7 – Heating and Cooling

A. Items to be inspected:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. 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 disposals
6. Absence of smoke and carbon monoxide 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, test, or determine the type of smoke or carbon monoxide alarms or test 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

B. 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

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

California Real Estate Inspection Association

1000 Q Street, Suite 203, Sacramento, California 95811-6518

Tel: (916) 446-5277 (800) 848-7342

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

Sometime in 2012.

TIME OF INSPECTION:

12:30 pm.

CLIENT NAME:

Mr and Mrs Claus.

MAILING ADDRESS:

1234 Main Street.

CLIENT**CITY/STATE/ZIP:**

North Pole.

INSPECTION SITE:

1111 Sun and Fun Lane.

INSPECTION SITE**CITY/STATE/ZIP:**

Palm Springs CA 92262.

CLIMATIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Dry.

**APPROXIMATE
OUTSIDE****TEMPERATURE in F:**

70-80.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

North.

**ESTIMATED AGE OF
HOUSE:**

40 years old.

APPROXIMATE SIZE:

2,614 sq ft, plus.

BUILDING TYPE:

1 family.

STORIES:

1

**SPACE BELOW
GRADE:**

Ground floor living area.

UTILITY SERVICES:

WATER SOURCE:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:**AREA:**

City.

HOUSE OCCUPIED?

Yes.

CLIENT PRESENT:

No.

PEOPLE PRESENT:

Selling agent.

COMMENTS:

The residence was furnished at time of inspection. No appliances or furniture was moved during the course of the inspection.

We recommend doing a permit check for additions built to the residence.

REPORT LIMITATIONS:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. We cannot be held liable for any items that break after the home inspection. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Systems and conditions which are not within the scope of the building inspection include, but are not limited to: Mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation including rodents, termites, spiders, insects, etc, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; plumbing valves (as they have a tendency to leak after a test); salt water pool systems; Pressure regulators; Wall mounted Air Conditioners; Swamp coolers; saunas; cosmetics; attic fans; plumbing recirculation pumps; Steam Showers or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. Please read The CREIA Standards of Practice attached to this report or at

www.creia.org or our web site www.precisionhomeinspection.net for details on what is inspected and what an inspector is not required to inspect. We are a CREIA Certified Inspector in good standing. CREIA is the California Real Estate Inspection Association, the largest and most respected home inspection association in California.

If the residence is a mobile home, we do not inspect for leveling and we do not crank up or down the piers to see if they are operable. Sub floors CANNOT be inspected due to floor covering and under belly covering and are therefore exempt from our inspection. Foundations and piers are visually inspected only. If more accurate information is required regarding marriage lines, leveling and sub floor condition, we recommend hiring a mobile home foundation and leveling specialist. It is important to understand that all mobile homes flex and move.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. We will not pay for repairs made without our prior consent.

It is our goal, business ethic and Christian belief to give you the best thorough inspection available. If you feel we have failed in that, please contact us and we will try our best to make you a happy and satisfied client.

REPORT DEFINITIONS:**SAFETY CONCERNS:**

Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

FURTHER EVALUATION:

Conditions noted that warrant further evaluation by specialists in the appropriate trades.

MAINTENANCE AND REPAIR:

Conditions noted in need of maintenance, repair or replacement. Usually deferred maintenance items. Most items can be maintained or repaired by a homeowner or handyman, however, we recommend that all corrections be made by qualified specialists in the appropriate trades.

RECOMMENDED UPGRADES:

Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI protected receptacle and smoke alarm locations and the installation of safety glass where subject to human impact.

NOTE:

Additional information to the system and/ or component.

APPEARS SERVICEABLE:

Serviceable; As defined in the Webster's Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

SPECIALIST:

Specialist; as defined in the Webster's Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*" as well as qualified state licensed contractors in specific occupations.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:**MATERIAL:**

Stucco.

CONDITION:



Settling cracks are noted

There are several cracks, a section of missing stucco and several water stains noted along the overhang on the North and East sides of the property. Further evaluation by a licensed contractor is recommended.



There is deteriorated color coat noted at a few section of the stucco walls.



There are two holes cut into the stucco of the East mechanical closet and damaged stucco at the bottom-left of the mechanical room doors.



WINDOW SCREENS:

CONDITION:

Some screens are missing.

CHIMNEY:

MATERIAL:

Stucco.

CONDITION:



There is cracked caulking at the flashing and cracked corners noted at the living room's chimney. Further evaluation by a licensed roofing contractor is recommended. Spark arrester noted.

SLAB ON GRADE:

EXTERIOR NOTES:



East Mechanical Room

There is missing drywall and several holes noted in both mechanical closets. Repairs are recommended.



West Mechanical Room



The jamb of the East mechanical closet is cracked.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

No attic hatch provided/no attic present.

ROOF:

STYLE:



Flat/Low.

TYPE:



Rock & Tar over most of the residence with elastomeric over the fitness room.

ROOF ACCESS:

Walked on roof.

VENTS:

Appears serviceable.

**ROOF COVERING
STATUS:**



There are several areas of missing rocks that have exposed emulsion. The area over the fitness center has seen many patches. Due to the many missing rock areas, the questionable area over the fitness center and the many water stains to the overhang, we recommend further evaluation by a licensed roofing contractor.





SKYLIGHTS:

CONDITION:



Appear serviceable.



The crank-to-open skylight in the office could not be tested as cranks were not located.

EXPOSED FLASHINGS:

**TYPE AND
CONDITION:**



Metal flashing is not present along the stucco build up areas. Sections of the build up have deteriorated with exposed wood noted. Further evaluation by a licensed roofing contractor is recommended.

PLUMBING

We do not test shut off valves, stop valves and angle valves to toilets, faucets, etc. as testing them sometimes causes leaks. If water supply to toilets or faucets are off at time of inspection, we will not turn them on to test them (there is usually a reason the water is off to these units). Hot water circulation pumps are not tested or included in this inspection. Water filters or conditioners are not tested beyond a visual inspection for leaks. Please be aware that sometimes, when moving, home sellers might accidentally bump or inadvertently move a pipe or a shut off valve or angle stop. This may cause a pipe or valve to leak that may not have been leaking at time of inspection, we cannot be held responsible for any issues caused by movers or sellers. Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. Water heaters should have a catch pan installed with a drain extending to a safe location to prevent damage to the structure in case of a leak, most water heaters state this on their warning labels but we rarely see them installed.

MAIN LINE:

MATERIAL:

Galvanized.

CONDITION:



Water meter is located, At the street, Appears serviceable.

SHUT OFF LOCATION:



Near the front door.

**PRESSURE
REGULATOR:**

A pressure regulator is noted - not tested.

FUNCTIONAL FLOW:

Functional flow at faucets, tubs, showers, plumbing pipes, etc appears serviceable.

FUEL SYSTEM:

**METER/TANK
LOCATION-CONDITIO
N:**

Meter located at exterior, System appears serviceable.

GAS LINES:

CONDITION:



The gas line to the West furnace and to the barbecues are in direct contact with soil, is not rust protected and is rusting. Gas pipes in contact with soil should have factory applied rust protective coating applied. Further evaluation by a licensed plumbing contractor is recommended.

WATER SUPPLY LINES:

MATERIAL:

Galvanized and copper.

CONDITION:

Appears serviceable.

DRAIN, WASTE AND VENT PIPING:

MATERIAL:

ABS and PVC.

CONDITION:



Many plumbing defects noted to drain lines

There are exposed PVC pipes on the West side yard that are being used as drain pipes. PVC should not be exposed as it will deteriorate from the sun.

ABS pipe and PVC pipe should not be glued together.

There are excessive connectors and reducers at a drain on the West side yard.

There is an uncovered sewer stack pipe noted on the West side yard, near the furnace closet

An uncovered ABS pipe is noted on the West side yard, near the furnace closet.

Further evaluation and repairs by a licensed plumbing contractor is recommended.



ABS & PVC glued together and an open pipe

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Gas.

SIZE:

40 Gallons.

LOCATION:

East mechanical closet.

AGE:

4 years old.

CONDITION:



There are two holes noted in the vent.

KITCHEN WATER HEATER:

CONDITION:

Appears serviceable.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:**

East mechanical Closet.

SYSTEM TYPE:

Forced Air, Split System.

**FUEL TYPE AND
NOTES:**

Natural Gas, Electronic ignition is provided.

CAPACITY OF UNIT:

40,000 btu.

**APPROXIMATE AGE IN
YEARS:**

9 years old.

**SECONDARY HEATING
SYSTEM:**

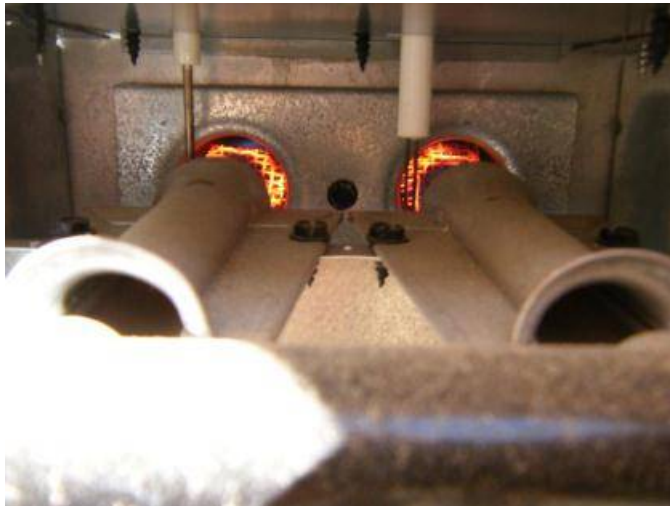
Forced Air, Split System, Natural Gas, Electronic ignition is provided, 40,000 btu, 3 years old.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears serviceable.

**BURNERS/HEAT
EXCHANGERS:**



Burner Flame(s) appear typical.

PUMP/BLOWER FAN:

Appears Serviceable.

COMBUSTION AIR:

Appears serviceable.

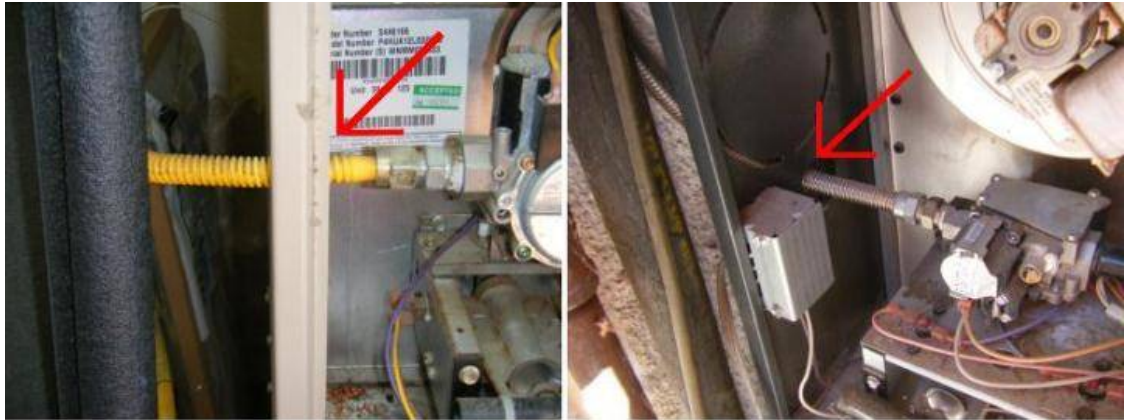
VENTING:

Appears serviceable.

AIR PLENUM:

Appears serviceable.

GAS SUPPLY LINE:



Flexible gas connectors should not pass through a heaters cabinet or be located inside the heaters enclosure. Flexible gas connectors should connect to a rigid gas line just outside the heater and the rigid line then pass through the cabinet and connect to the heater. This is a newer restriction that may not have been in effect at time of installation, however we recommend compliance as a safety upgrade.

**SECONDARY HEATING
UNIT:**



Appears serviceable.

AIR CONDITIONING:

TYPE:

Central, Appears operational.

POWER SOURCE:

220 Volt.

**CONDENSER AGE IN
YEARS:**

9 years old.

CAPACITY OF UNIT:

3 ton.

**RETURN AIR
TEMPERATURE:**

74 degrees.

**SUPPLY AIR
TEMPERATURE:**

56 degrees.

**AIR TEMPERATURE
DROP:**

18 degrees.

SYSTEM CONDITION:

Appears serviceable.

REFRIGERANT LINES:

Appears serviceable.

CONDENSATE LINE:

Condensate line installed.

THERMOSTAT(S):

Appear serviceable.

**SECONDARY AIR
CONDITIONING
SYSTEM****SIZE/TYPE/AGE:**

Unit is sized at 2 1/2 tons, Forced Air, Split system, 12 years old.

**SECONDARY AIR
CONDITIONING
SYSTEM****TEMPERATURE
DIFFERENCE:**

19 degrees.

**SECONDARY AIR
CONDITIONING
SYSTEM CONDITION:**

Appears serviceable.

**A/C DISCONNECT
PANELS:**

Appears serviceable.

DUCTWORK:**TYPE:**

Ductwork could not be visually inspected as access to the ductwork is either blocked or limited.

AIR REGISTERS:

Appears serviceable.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. We do not test alarm systems or intercoms. Wall or ceiling coverplates are not removed. If ceiling plates are installed, they may be wired for fans or lights, however, they are not checked for wires or braces.

ELECTRICAL PANELS:

**MAIN PANEL
LOCATION AND
NOTES:**

Utility Area.

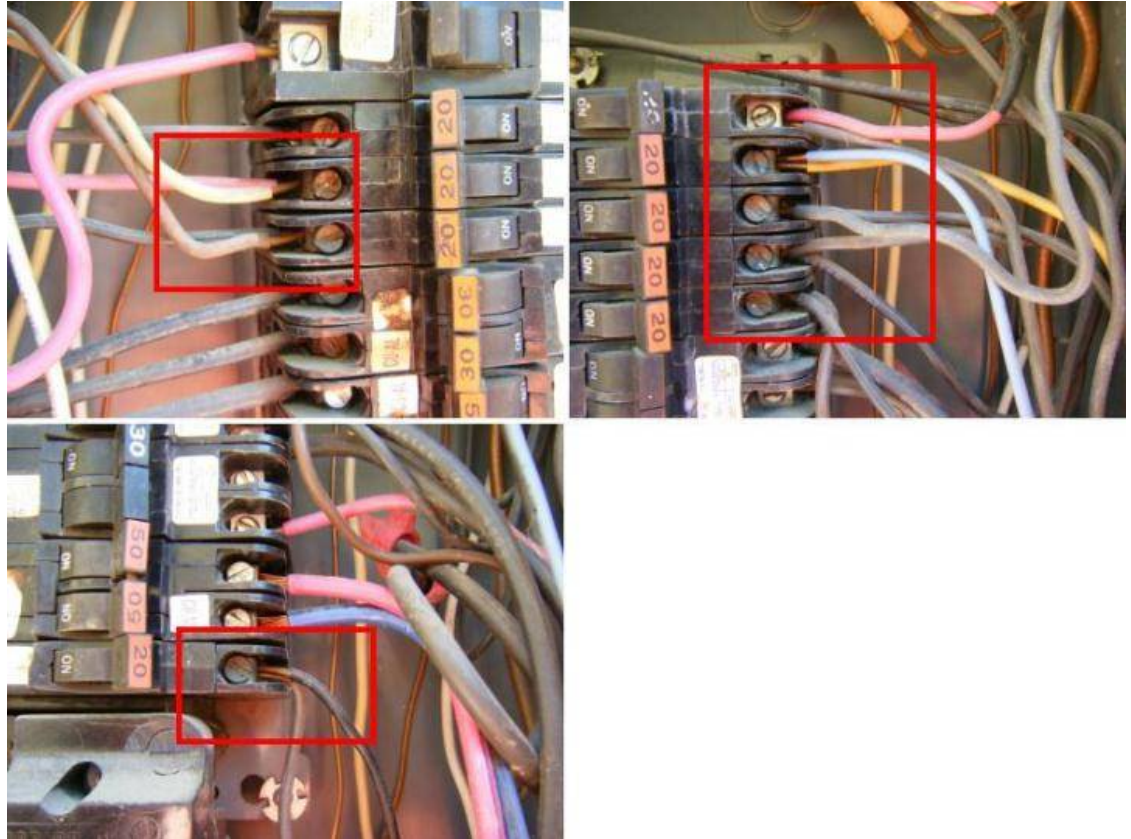
SERVICE TYPE:

Underground.

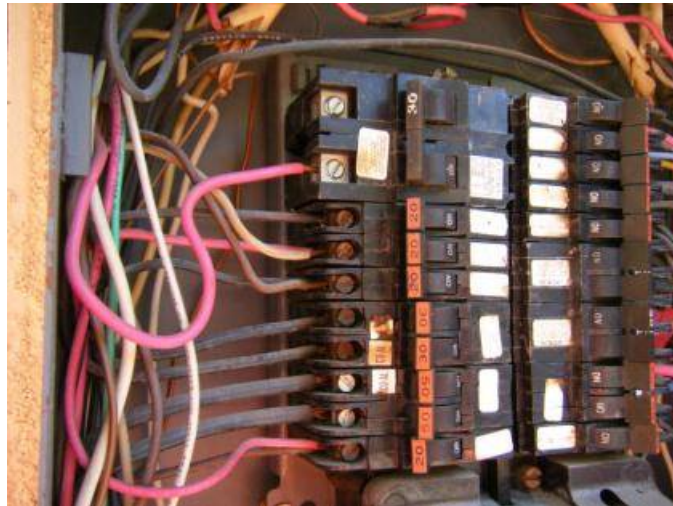
INSPECTOR NOTES:



This is a Federal Pacific Electric (FPE) Stab-Loc electric service panel. These panels are no longer manufactured. There is ongoing controversy regarding the reliability of the circuit breakers to trip (switch off) under an overload condition and the poor design of the circuit breaker attachment mechanism can result in an improperly installed circuit breaker that can overheat rendering it ineffective. A circuit breaker that may not trip in an overload condition does not afford the protection that is intended or required. A defective circuit breaker can function for years without any noticeable problems. Testing by private engineers and the Consumer Product Safety Commission has resulted in failures of some breakers to trip when required. Although there has never been a formal recall of FPE panels and breakers it is my opinion and the opinion of many building inspectors in the country that FPE panels are a latent defect that may not provide the protection for which they were designed and should, therefore, be replaced with modern equipment. You can obtain more information about FPE panels by accessing www.inspectapedia/fpe/fpepanel.htm. If you elect to keep this panel in service I recommend that it be fully evaluated by an electrical contractor familiar with the problems associated with FPE panels prior to making your final purchase decision and periodically throughout the service of the panel. In addition, it is important that you react to any abnormality with your electrical service, such as dimming or flickering lights, with additional inspections.



There are nine double tapped breakers. These are two wires connected to a breaker that should have only one wire connected to it. Double tapping can overload circuits, breakers, wires, equipment and could be considered a fire hazard. Further evaluation and repair by a licensed electrician is recommended.



Due to the outdated FPE panels and the excessive amount of double tapped breakers, we recommend having a new (larger) electrical panel installed.

**# OF 110 VOLT
CIRCUITS:**

12.

**# OF 220 VOLT
CIRCUITS:**

6

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper, Aluminum (220 volt OK)

INTERIOR SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

EXTERIOR SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

GARAGE SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

LIGHTS:

CONDITION:

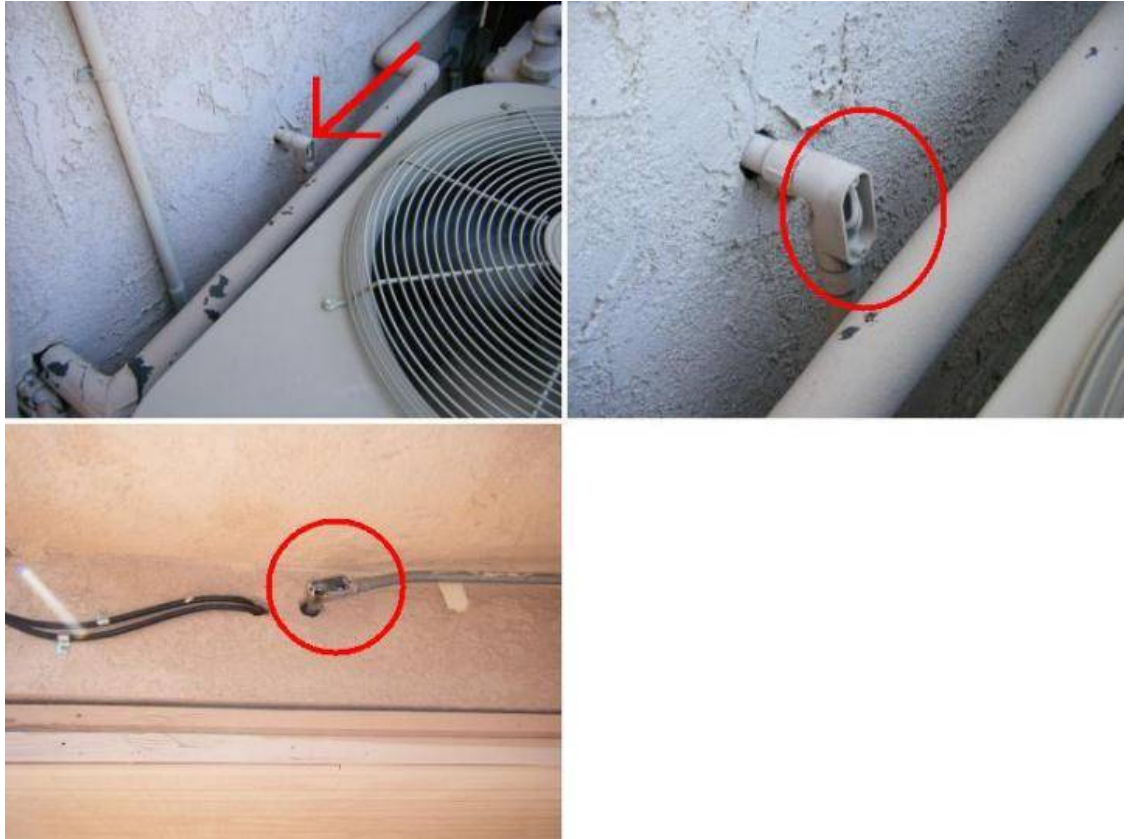
Appears Serviceable.

CEILING FANS:

CONDITION:

Appears Serviceable.

ELECTRICAL NOTES:



There are uncovered conduit 90 degree elbows noted behind the East air conditioner and on the East side of the rear patio. Covers should be installed.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. If water stains are noted, we cannot judge exactly what caused the stains and if mold, mildew or other growth is present. If stains are present we recommend further evaluation by a licensed specialist in this field and/or a mold inspector. Home Inspectors do not inspect for mold. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows and doors is not always possible due to temperature, weather and lighting conditions, CREIA SOP states that determining the integrity of hermetic seals is excluded from a home inspection. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Cabinets are inspected for damage or broken parts only, The absence or different type/color of handles and knobs, stripped out or loose screws, excessive or missing shelves, presence of dirt, debris or insects inside cabinets are not included in this inspection.

DOORS:

MAIN ENTRY DOOR:



The bottom latch/lock to the slave door is missing.

DOOR BELL:

Appears serviceable.

**OTHER EXTERIOR
DOORS:**



French and Sliding glass, Appear serviceable

NOTE: Glass to the sliders is single pane non-safety glass.

INTERIOR DOORS:

The hall bathroom door is only 23 inches wide which is less than the minimum width for doors.

Regarding dual paned glass at doors and their hermetic seals, Refer to attached CREIA Standards Of Practice, Section III:A:13

CLOSET DOORS

CONDITION

Appears Serviceable.

WINDOWS:

CONDITION:



A representative sampling was taken. Windows as a grouping are generally operational.
NOTE: Glass to most windows are single pane, non-safety glass.

Regarding dual paned windows and their hermetic seals, Refer to attached CREIA Standards Of Practice, Section III:A:13

WINDOW SILLS:

CONDITION:

Appears Serviceable.

INTERIOR WALLS:

**MATERIAL &
CONDITION:**

Drywall/Plaster, General condition appears serviceable.

CEILINGS:

CONDITION:



Drywall, Settling cracks are noted.

Mud tubes are noted in the ceiling of the master bedroom closet, refer to Wood Destroying Organism inspection report.



Water stains are noted in the fitness room and coming down the back side of the master bedroom fireplace.

FLOORS:

TYPE & CONDITION:

Tile and laminate, General condition appears serviceable.

BASE BOARDS:

CONDITION:

None.

BUILT IN CABINETRY

Condition:

Appears serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM:



Unit was lit using a match.

Unit is not equipped with a hearth extension and a screen or glass doors.

MASTER BEDROOM:



Could not test. Owners television and equipment are blocking access to the fireplace.

SMOKE / FIRE DETECTOR:

COMMENTS:

Noted, but not tested. Refer To attached CREIA Standards Of Practice, Section 9:B:3.

NOTE: The National Fire Protection Agency recommends that smoke detectors should be replaced every ten years. The average lifespan of the smoke sensing chip is ten years old. We can not determine the age of smoke detectors, however, we recommended that if the detectors in this residence appear to be older than ten years old, then they should be replaced.

CARBON MONOXIDE DETECTOR:

COMMENTS:



A CO detector is present - Not tested.

As of July 1, 2011 Senate Bill 183 states that all single family homes, condos, dorms, etc with a fossil fueled appliance or attached garage are to have carbon monoxide detectors installed. The bill also states that installation of a carbon monoxide detector is not a precondition of sale. The entire bill can be found at:
http://www.energy.ca.gov/portfolio/documents/documents/SB_183_BILL_20031003_CHAPTERED.PDF

INTERIOR NOTES:



The steps from the fitness room up to the roof are improper sized, improper angled and without a handrail. Stair treads should be a minimum depth of 10 inches and a maximum riser height of 7 3/4 inches.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Chips and dings in sinks, tubs and shower walls are considered cosmetic (If they do not leak) and therefore not included in this inspection.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF SINK/VANITY/COUNTERTOP:

R:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:



Toilet is loose at the floor, tightening is recommended.

**TUB/SHOWER
PLUMBING FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

**TUB/SHOWER AND
WALLS:**

Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Hall.

**CONDITION OF
SINK/VANITY/COUNTERTOP:**

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

**CONDITION OF
TOILET:**

Appears serviceable.

**TUB/SHOWER
PLUMBING FIXTURES:**



Water leaks at the cold water shower's handle.

**TUB/SHOWER AND
WALLS:**

Tub and shower areas appear serviceable.

BATH VENTILATION:

Exhaust fan is louder than normal.

BATHROOM AREA:

BATH LOCATION:

West Hall.

**CONDITION OF
SINK/VANITY/COUNTERTOP:**



The right sink should be caulked to the counter.



The left sink is cracked and leaks water at the sink's connection to the drain.



Water is leaking at the left sink's cold water angle stop valve.

**CONDITION OF
TOILET:**

Appears serviceable.

TUB/SHOWER**PLUMBING FIXTURES:**

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND**WALLS:**

Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

None provided, a patio door is present that opens into the laundry room which has a window.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:**TYPE AND
CONDITION:**

Porcelain, Appears serviceable, Faucet is serviceable, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:**TYPE/CONDITION:**

Gas Double Oven, Appears serviceable, Due to time constraints, we did not test the self clean function. Separate gas cook top, Appears serviceable.

VENTILATION:**TYPE AND
CONDITION:**

External, Appears Serviceable.

REFRIGERATOR:**CONDITION:**

Appears Serviceable.

DISHWASHER:**CONDITION:**

Appears serviceable.

GARBAGE DISPOSAL:**CONDITION:**

Appears serviceable.

OTHER BUILT-INS:**MICROWAVE:**

None.

INTERIOR COMPONENTS:**COUNTERS AND
CABINETS:**

Counters are tile, Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLO

ORS:

Walls and ceilings appear serviceable.

SWITCHES/FIXTURES/

OUTLETS:

Appear serviceable.

WET BAR

CABINETS AND

COUNTER:

Appears Serviceable.

FAUCET AND DRAIN:



A water leak is noted at the white drain line's connection to the ABS pipe.

INSTANT HOT WATER

DISPENSER:

Appears serviceable.

OUTLETS/SWITCHES

Appears Serviceable.

LAUNDRY:

CONDITION:

Plumbing appears serviceable, 220 Service-operational, Gas service pipe is provided, Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER:

Appears serviceable.

CLOTHES DRYER:

Gas, Appears serviceable, A dryer vent is provided, and in good visual condition. No tears were noted.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:**LOCATION:**

Attached, Two car.

ROOF:**CONDITION:**

Appears serviceable.

FLOOR:**CONDITION:**

Appears serviceable.

FIRE WALL:**CONDITION:**

Appears serviceable.

FIRE DOOR:**CONDITION:**

The fire door is not self closing.

NOTE: Garage doors entering the residence must be self closing, have weather stripping and be properly fire rated.

GARAGE DOOR(S):**CONDITION:**

Appears serviceable, Safety beams are operable, Automatic door opener(s)- operational.

LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

WATER SOURCE:**TYPE:**

Municipal supply.

DISTRIBUTION VALVES:**TYPE:**

Electric, Automatic operation.

CONDITION:

Appears serviceable.

VISIBLE SUPPLY LINES:**TYPE:**

PVC.

MINOR LEAKS?

No.

ELECTRIC CONTROLS:

**SUBPANELS AND
TIMERS:**

Appears serviceable.

SPRINKLER HEADS:

CONDITION:



There is a broken dripper noted at the driveway.

LANDSCAPE DRAINS AND COVERS:

CONDITION:

Appears serviceable.

POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. We do not test or inspect salt water systems or test the water. Some cities require door alarms on all doors that lead to pool, we recommend checking with your city to see if it is required in your area.

POOL SHELL TYPE:

TYPE:

Plaster.

CONDITION:

Appears Serviceable.

POOL FINISH TYPE:

TYPE:

Plaster.

CONDITION:



Surface is in poor condition, with several chipped areas of plaster noted.



SKIMMER & BASKET:

CONDITION:

Appears Serviceable.

POOL LIGHT:



Operable.

POOL/SPA LIGHTS GFCI DEVICE:

CONDITION:

A GFCI device is not supplied. Pool lights should route through a GFCI device.

PUMPING EQUIPMENT:

PUMP/MOTOR

CONDITION:

Appears serviceable.

LEAKAGE?

No.

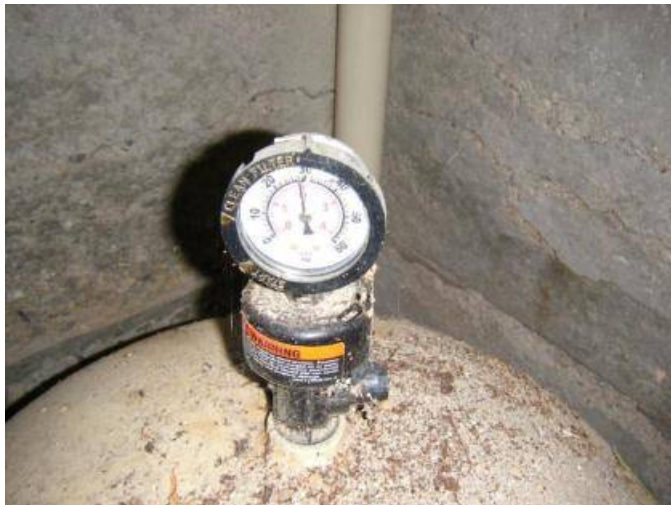
LEAF BASKET:

Appears serviceable.

PRIMARY FILTERING:

Cartridge, Appears serviceable.

PRESSURE IN PSI:



28 PSI. Pressure is a bit high and filter element may be in need of cleaning or replacement.

CHLORINATOR:

None provided. Pool is a chlorine pool.

BONDING:

Equipment is not bonded to the pool. A bonding wire is not present.

VISIBLE PLUMBING LINE:

CONDITION:

Water is leaking at the pipes connections to the filter.

POOL FILL

ANTI-SIPHON VALVE



Unit is not operable, water spills out the top of the valve when it is turned on. The pool has been filled with a hose. Repairs are recommended.

HEATERS:

**TYPE AND
CONDITION:**

Natural gas, Appears Serviceable.

ELECTRIC CONTROLS:

Timer is serviceable.

POOL DECKING:

CONDITION:



The bond beam near the railing has sunken lower than the rest of the decking.



There is a raised section of deck noted at the Southwest section of the pool.

SPA/HOT TUB:



Hot tub did not respond to test.

DRAIN COVERS:

We could not determine if the existing drain cover is an anti-vortex drain cover or not.

Most cities require that gates leading to pools be self closing gates that open out away from the pool and that doors going to the pool area have exit alarms installed to avoid accidental pool entry by a child. We recommend contacting the city for current pool safety regulations.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:



There are two "pot holes" noted that we recommend having filled.

SIDEWALKS:

CONDITION:

Appears serviceable.

GRADING:

SITE:

Flat site, Grade at foundation appears serviceable.

NOTE: The residence was built without a weep screed due to its age.

DRAINAGE:

Appears serviceable.

LANDSCAPING:

CONDITION:

Maintained.

LANDSCAPE LIGHTS:

NOTE: Landscape lights are not tested or inspected.

Testing Landscape Lights is beyond the scope of our inspection. Refer to attached CREIA Standards Of Practice, Section III:A:17.

FOUNTAIN:



The waterfall fountain is not operable.

PATIO:

TYPE:

Kool Deck and concrete.

CONDITION:

Appears serviceable.

PATIO/PORCH COVER:

CONDITION:

Appears serviceable.

BBQ/OUTDOOR KITCHEN

TYPE:

Natural Gas.

CONDITION:



There are two broken tiles noted behind the left barbecue.
Units were lit with a match.

GATES:

TYPE:

None provided.

CONDITION:

The pool should have a pool barrier with self closing and self latching gates. Each city has requirement on which way the gate should swing and how high the gate latch should be. We recommend inquiring with the city of Palm Springs as to pool barrier and gate requirements when a pool is present.

END OF REPORT

Thank You

