

South County Property Inspections

Property Inspection Report



2673 Milton, Fullerton, CA. 92831
Inspection prepared for: Ketchum University
Date of Inspection: 3/5/2015 Time: 10:00 A.M
Age of Home: 36 Years Old Size: 1, 202 Square Feet per Assessor
Weather: Recent Rain

Inspector: Dennis Bishop
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SOUTH COUNTY PROPERTY INSPECTIONS

Residential ~ Commercial

"Making sure your dream castle is on a solid foundation"

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

South County Property Inspections appreciates the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Master Bedroom		
Page 6 Item: 10	Ceiling Condition	• Small stains noted on the ceiling. They tested dry at the time of the inspection.
Kitchen		
Page 14 Item: 8	Oven & Range	• Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.
Roof		
Page 24 Item: 7	Gutter	• Gutter leak noted. Potential hazard repairs recommended.
Grounds		
Page 29 Item: 6	Stairs & Handrail	• The metal railing showing areas of rust. Refinish, prime, and paint as needed.
Page 31 Item: 16	Patio and Porch Condition	• Evidence of water intrusion on the starter board on the balcony area.

Inspection Details

1. Attendance

In Attendance: Client present, Fully Participated

2. Home Type

Home Type: Attached • Condominium/Townhouse

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

4. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SMOKE DETECTORS****
- Operated when tested

8. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Wrought iron stair railings noted.

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

11. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.

12. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding door screen is functional.

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Damper was opened and closed several times.
- ****Gas Fireplaces****
- gas line is capped

Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1

2. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:

- None present.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **Smoke Detectors**
- The smoke detectors operated during the inspection.

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

9. Window Condition

Good	Fair	Poor	N/A	None
				X

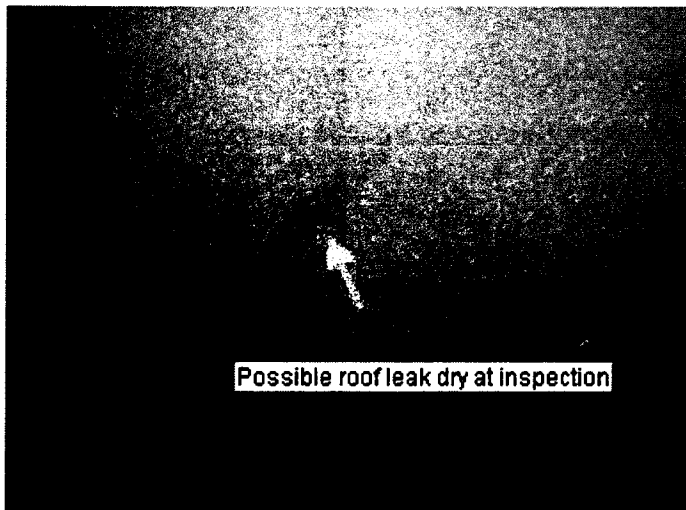
10. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.



Possible roof leak dry at inspection



Possible roof leak dry at inspection

Small stains noted on the ceiling. They tested dry at the time of the inspection.

Small stains noted on the ceiling. They tested dry at the time of the inspection.

11. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.

12. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding door screen is functional.

Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SHOWER BASE****
- functional

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

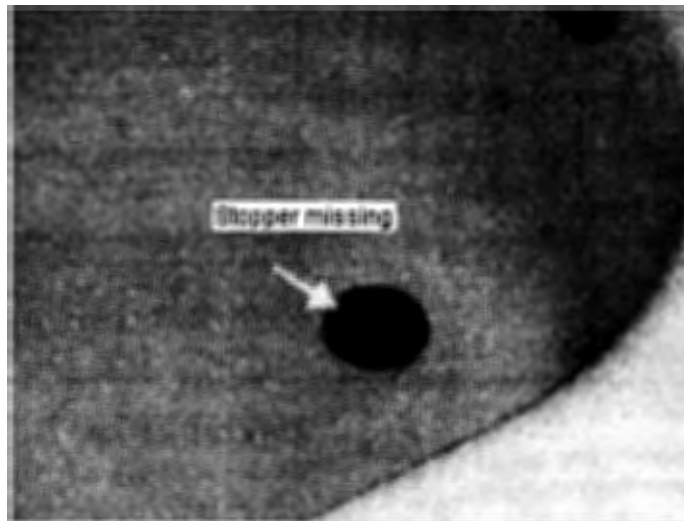
- ****MATERIALS****
- Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:

- Tub
- Stopper is missing.



Stopper is missing.

16. Enclosure

Good	Fair	Poor	N/A	None
				X

Observations:

- Curtain present at the shower enclosure.

17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection

Guest Bedroom

1. Locations

Locations: Guest#2

2. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:

- None present.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- **Smoke Detectors**
- The smoke detectors operated during the inspection.

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

11. Patio Doors

Good	Fair	Poor	N/A	None
				X

12. Screen Doors

Good	Fair	Poor	N/A	None
				X

Guest Bathroom

1. Locations

Locations: Guest bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SHOWER BASE****
- functional

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- ****MATERIALS****
- Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
				X

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.
- Unable to determine if glass is tempered safety glass.

17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
				X

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Tile counter tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- operated

4. Doors

Good	Fair	Poor	N/A	None
				X

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
				X

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- The burners did operate properly when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- Oven(s) operated when tested.
- Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Kitchen has a Stainless steel - under mounted sink

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no drinking fountain present in this kitchen.

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

12. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection

14. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Floating laminate type flooring noted.

15. Plumbing

Good	Fair	Poor	N/A	None
X				

16. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

17. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

18. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

19. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: In the garage area

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:

- none

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Doors

Good	Fair	Poor	N/A	None
				X

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed C-20 HVAC contractor..

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: • The furnace is located in the hall closet

Materials: Gas fired forced hot air

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- ****VENTING MATERIALS****
- Metal single wall chimney vent pipe noted.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the roof.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: Dining area
- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas

Location: The heater is located in the hall closet.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- Appears to be in satisfactory condition.

11. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater is strapped.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Common area of home owners association. • Observed from the ground with 8X56 field glasses. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
• The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

Observations:
• Not visible to determine.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

Observations:
• There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated When Tested

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Screw drive opener noted.
- Appeared functional using normal controls, at time of inspection.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
				X

Observations:

- No Visible Ventilation noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
				X

17. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • North side of the house. • Exterior of structure

Location: Sub Panel Location: • Located in the garage.

Observations:

• No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

• 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

• 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

• There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Common area of home owners association. • Observed from the ground with 8X56 field glasses. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Gutter leak noted. Potential hazard repairs recommended.



Gutter leak noted. Potential hazard repairs recommended.

Attic

1. Access

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition wood siding, wood frame construction, concrete foundation.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Eaves are the responsibility of the Home Owners Association

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- The paint is the responsibility of the Home Owners Association

6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:

- Common areas are the responsibility of the Home Owners Association, exterior items

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- normal settlement

4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

5. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt driveway noted. • Concrete sidewalk noted.

Observations:

- Common area maintained by association.
- Driveway in good shape for age and wear.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Vegetation is taken care of by the Home Owners Association

4. Gate Condition

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs and railings are maintained and are the responsibility of the Home Owners Association
- The metal railing showing areas of rust. Refinish, prime, and paint as needed.



The metal railing showing areas of rust. Refinish, prime, and paint as needed.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The exterior electrical system is the responsibility of the Home Owners Association
- No major system safety or function concerns noted at time of inspection.

8. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- The GFCI on the exterior of the building is the responsibility of the Home Owners Association
- none visible

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: exterior of structure

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

- Sewer line Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 60 PSI @ 9:45 A.M

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:

- none

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Outside of garage.

Observations:

- Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None
X				

Observations:

- Is maintained by the Home Owners Association
- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

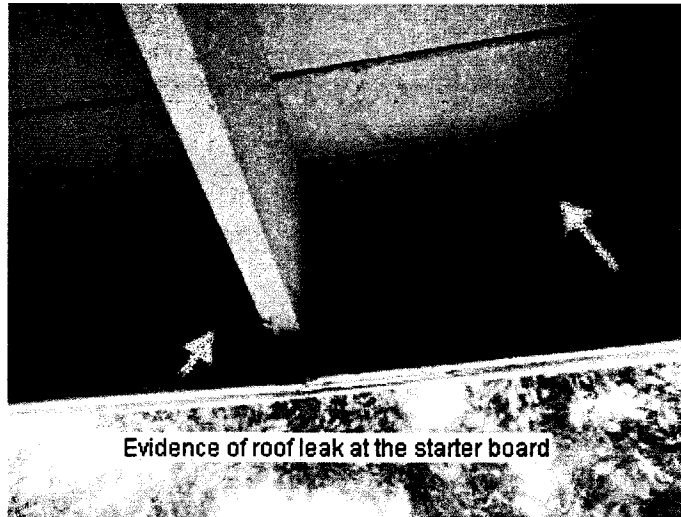
Good	Fair	Poor	N/A	None
	X			

Materials: Roofing is the responsibility of the Home Owners Association •

The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

- Evidence of water intrusion on the starter board on the balcony area.



Evidence of roof leak at the starter board

Evidence of water intrusion on the starter board on the balcony area.

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl

18. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

- Sprinkler system is responsibility of the Home Owners Association

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
X			

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes	No	N/A	Don't Know
			X

2. Is the house anchored or bolted to the foundation?

Yes	No	N/A	Don't Know
			X

3. If the house has cripple walls:

a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
			X

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
			X

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
			X

5. If the house is built on a hillside:

a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
			X

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
			X

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
			X

7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
		X

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
		X

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) _____

(Seller) _____

Date _____

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) _____

(Buyer) _____

Date _____