

Apple Home Inspection

Gen. Building Contractor
Gen. Plumbing Contractor
Gen. Electrical Contractor
Lic. Number 315163

CREIA: Member: Calif. Real Estate Inspection Association (Master Inspector) CREIA
ASHI :Member: America Society of Home Inspections (Certified Inspector) ASHY

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Property Inspection Report

Date: April 19, 2009

Buyer: Mr and Mrs Smith

Agent: Mary Smith

Property Address: 123 Main St. Santa Monica

Scope: Limited Visual Inspection

The purpose of this inspection report is to describe the conditions of the property, to reasonable standards of construction, workmanship and maintenance. While every effort was made to determine the property condition accurately, this work is not technically exhaustive and does not include specialized tests. Building permits and square footage are not researched or checked, this can be done by visiting the local building department. This inspection is a visual inspection only, I can't judge what I can't see. This inspection does not check; Mold, soil, geology, flooding, radon, asbestos, lead paint, termites, dry rot, creosote or any environmental hazards. My inspection work and judgments given meet or exceed the standard of care of this profession at this time. No other warranties or guaranties are implied, assumed or intended. Further verbal information and explanations are an important part of this written report. This report is intended for the use of only the person or persons paying for it. This report is not transferable.

Description (Unverified-check city records)

Usage: Single family	Bathrooms: 2
Garage: 2 detached	Bedrooms: 2
Age: 1920s	Den: no
Stories: 1	Pool: No
Sq. Ft.: 1,250	Spa: no
Site: level	

Summary / Visual Observations

Components and Conditions Needing Service

Foundations:

1. Most areas of the foundation have no foundation bolts. These bolts hold the wood wall framing sill plate to the concrete footings. These bolts can reduce damage to the building from earthquakes. For more information contact a foundation contractor.
2. This building has short walls under the house known as "cripple walls" These 2x4 walls under the house could be at risk during an earthquake. Plywood nailed to the sides of these walls will strengthen them. For further details contact a foundation contractor.
3. Some cripple walls have been added under the rear addition of the house. The cripple walls have been improperly installed. There is no blocking, some sections are loose.
4. The sill plate is loose from along the rear east foundation. There are several vertical cracks in the concrete foundation.
5. Have a foundation contractor, engineer or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

Exteriors:

6. The planter box area at the front of the house is against the side of the house. There should be a two inch gap to prevent possible rot damage to the side of the house.
7. The wood siding of the house is painted wood. At this time period, lead paint was used. Lead paint is considered a hazard, read about lead paint hazards.
8. The wood fencing along the rear and sides of the house is rot damaged and weakened.
9. The rear section of the house appears to be an addition, check the building permit history for proper permits.
10. The garage has been converted to a living area. Usually a garage is required for zoning and city requirements. The interior floors slope out of level. I was not able to view under the floor to report on possible cracking or rot damage. The driveway slopes towards the converted garage and may pond water underneath. The floor would have to be removed to know or view problems.
11. The rear storage shed is not part of this inspection.

Roof Coverings Attics:

12. There is no insulation in the attic.

13. Old style knob and tube wiring should be removed from the attic and throughout the house.
14. There are no rain gutters to divert water from the sides of the building and to the street.

Plumbing Systems:

15. There are leaking corroded sections of plumbing drain pipe as viewed from under the house. Plumbing pipe fittings are not properly connected under the rear master bathroom. The drain lines above and under ground appear original and possibly in need of replacing. Have a qualified plumbing contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.
16. When the above plumber checks the drain lines, have the copper water pipes checked and reported on.
17. There is no P trap for the laundry drain as required, sewer gases could enter the converted garage.
18. There are large trees on the property that may be over or by the main sewer line. As a precautionary measure, have the sewer line underground viewed by a video camera. This is usually done by a sewer cleaning service. A camera may reveal tree root damage or cracks that may be costly to repair or replace.
19. The earthquake strap around the hot water tank is improper. The wide angle of the strap will not keep the tank from moving side to side.
20. There is no earthquake shut off on the gas meter. The meter is under the house along the west side.
21. The drain control cover is upside down in the master bathroom, allowing water to drip under the house.

Electrical Systems:

22. There is knob and tube wiring in the house (attic and foundation) This type of wiring is old and consists of wires separated by an air space and mounted between porcelain insulators. There is no protective conduit (pipe or sheathing protection) This type of wiring can easily be damaged and is not considered safe. Knob and tube wiring should never be covered with insulation, because the heat in the wire can't dissipate. Electricians usually recommend the removal of this type of wiring. Check with an electrician.
23. A section of electrical wiring is laying on the ground under the house and should be raised up off the ground and attached to the floor frame.
24. The outside sprinkler timer is plugged into an interior type outlet that is not weather or rain protected. There is an electrical wire extension coming out of a foundation vent screen at the rear of the house, the cap covered wires should end in an approved box for safety.

Heating and Cooling Systems:

25. The vent box attached to the floor furnace in the front room is rusted open. All products of combustion dissipate under the house and seep up to the living area above. This could be a hazard. The transite asbestos vent pipe is disconnected at the side of the house by the fireplace. Have a plumber check and repair as needed. This is a safety or hazard condition.

26. The metal storage cabinet above the floor furnace in the living room should be removed.

Fireplaces and Chimneys:

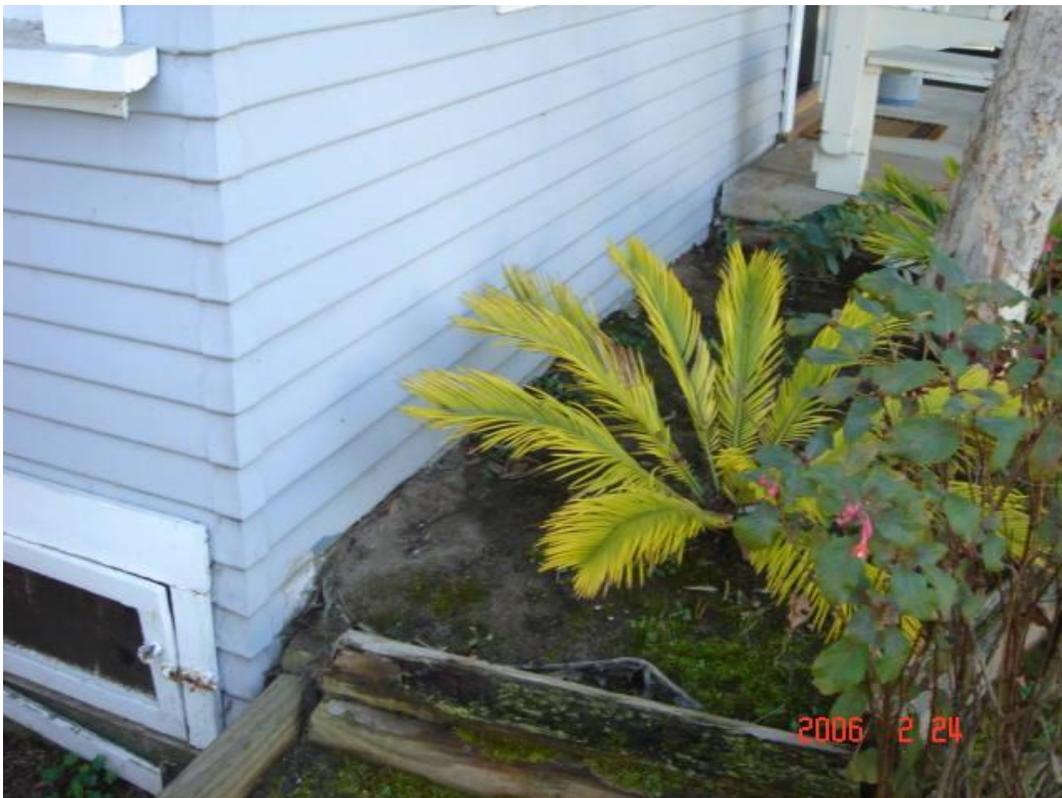
27. Tree limbs are burnt or charred next to the fireplace top, have the adjacent tree cut back or removed.
28. The gap where the gas pipe extends through the fireplace firebox wall needs to be sealed with a special high temperature grout. This will prevent the possibility of sparks entering back behind the wall where combustible material may be.

Building Interior:

29. The exterior kitchen windows are not sealed, rain could enter the interior wood framing. Have the appropriate contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.
30. There are cracked windows in the building. There is a bent window screen. There is a paint stuck window in the living room. A bedroom window does not lock latch.
31. The dishwasher is loose under the kitchen counter. Have the appliance properly attached or secured.
32. There is a missing kitchen counter edge tile.
33. The passage lock set is tapped shut in the hall bathroom. Have the tape removed and the door knob checked to your satisfaction.
34. The wood molding edges are not finished (missing) in the flooring throughout the house.



The house



The planter box too close to the wood siding. (lead paint?)



The fireplace and tree to close to the spark arrester.



The earthquake strap to wide around the tank.



The rear view of the house. The deck is under 30 inches, no guardrail required.



A crack in the concrete footing.



The unprotected outlet and wire at the foundation vent needing a box.



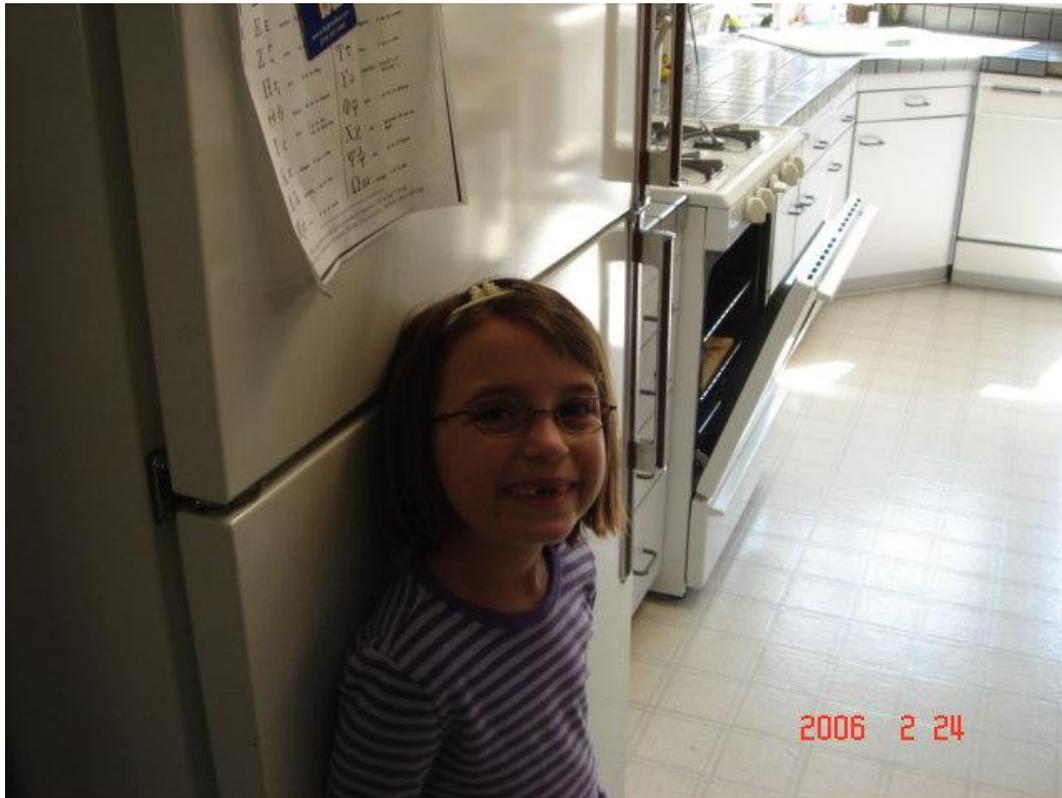
The chimney



The roof in good condition.



The converted garage.



The kitchen and local kid missing front teeth.



The kitchen in full.



The attic, no insulation. Knob and tube wiring needing replacing.



The disconnected floor furnace vent pipe by the fireplace.



A section of corroded drain pipe.



Partial incorrectly installed shear wall support.



Improper drain fittings under the master bathroom.



Loose cripple wall support.



Corroded drain pipe, leaking to under the house.



Improper drain fitting under the hall bathroom.



The rusted out vent box under the house.



Lack of bolting, cripple walls and cracking to the foundation.



CONCERNING THE FOLLOWING REPORT ITEMS:

These rating are based on properties of similar age and style

Good: The item appears to be in operating condition and does not show excessive wear.
 Problem: The item is in need of repair or replacement.
 Blank: Items left blank, do not apply.
 ????: A question mark indicates a further explanation is supplied.

Roofs

Materials

(x) Composition shingles

Good Problem

(x)	()	Roof condition
(x)	()	Visible flashings
(x)	()	Roof surface drainage
(x)	()	Eaves and fascia
(x)	()	Skylight Installation
()	(0)	Gutters and Scupper drains
()	(0)	Penetrations

General information: Roofs

It can be difficult or impossible to tell if a roof will leak unless it is raining at the time of the inspection. (People can paint the interior walls and ceilings) Enamel paint may not show leakage at all. Some leakage may be absorbed in the attic insulation, drywall or plaster. You can, however, expect accurate information as to the condition of the visible roof covering. A roof may need to be replaced, but show no evidence of leakage. Roof rain gutters (if any) need annual cleaning, repairs or replacement.

Comments:

- ✓ **Asphalt Shingles:** Asphalt shingles are the most common roofing material used at present. The shingles consist of asphalt impregnated felt paper, coated with an additional layer of asphalt and covered with granular material. Some manufacturer use fiber glass matting as an alternative to felt paper.
- ✓ The roof was inspected by walking on it.
- ✓ All of the interior ceilings and walls were viewed for signs of water stains indicating roof leakage. No stains were found at the time of the inspection.
- ✓ There are no roof rain gutters to direct water away from the sides of the house, windows, trim and foundation. Consider gutters and downspouts to protect these areas.

Summary / visual observations:

14. There are no rain gutters to divert water from the sides of the building and to the street.

Attic

Good	Problem	
()	(0)	Insulation
(x)	()	Ventilation
(x)	()	Gable vents
(x)	()	Soffit Vents
(x)	()	Vent screens
(x)	()	Roof sheathing
(x)	()	Ceiling joists
(x)	()	Roof rafters

General information: Attics

Attics can vary in size of framing material and strength. Generally the newer the building the stronger the framing. When inspecting the attic, I try to spot any excessive sagging, broken joists, broken rafters or problems that need current attention or repairs. If there is no attic or the access is restricted, the condition of the wood framing, any plumbing, electrical or heating ducts will not be known.

Comments:

- ✓ The attic area from below the roof to above the ceilings were viewed. Wood framing and ventilation were checked and found to be in sound or satisfactory overall condition, unless other wise noted. There is no insulation. The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.
- ✓ I was able to access and view the attic by walking or crawling in.
- ✓ The attic access is in the bedroom hall ceiling. The opening size is adequate.

Summary / visual observations:

13. Old style knob and tube wiring should be removed from the attic and throughout the house.
13. Old style knob and tube wiring should be removed.
12. There is no insulation in the attic.

Plumbing: Water supply pipes

Materials

(x)	Copper pipe (cop)
()	Galvanized pipe (gal)
(x)	P.V.C. pipe (plastic)

Cop.	Gal.	p.v.c.	
()	()	(x)	Street to the house
(x)	()	()	Horizontal pipe
(x)	()	()	Vertical pipe

Good	Problem	
(x)	()	Overall condition
(x)	()	Water flow
(x)	()	Water pressure
(x)	()	Main shut off
()	(0)	Pressure regulator
()	(0)	Pressure relief
(x)	()	Angle stop valves
(x)	()	Fixtures

General information: Water supply piping

There are currently two types of water supply pipe material used in the Los Angeles area, galvanized iron pipe and copper pipe. Of the two types of pipe, copper is considered the better material. When I check the water supply pipe I look for corrosion, leaks and reduction in the water pressure and flow. This inspection does not attempt to check plumbing lines underground, in walls or otherwise hidden. Because a high percentage of main line water shut off valves leak, fail or break off in the closed position if operated, they are not turned or tested. Water valves that shut off water under sinks (angle stops) are not turned to test, because of the possibility of leakage.

Comments:

- ✓ All of the plumbing fixtures, visible drain pipes and vent pipes were checked, operated and were found to be operational, except as noted below or in the summary.
- ✓ The water pressure at the main shut off valve was measured and found to be satisfactory. The supply valve is located at the front east corner of the main house. This is where the water to the building would be shut off if or when needed.
- ✓ It appears that all of the buildings original galvanized water pipe has been replaced with new copper. The outside water line is P.V.C. or plastic pipe which is approved for use outside buildings.
- ✓ Because the water pressure is below 80 lbs, no pressure regulator or relief valve is required.

- ✓ The gas meter is located at the west side of the building. The gas source is natural gas supplied by the local utility. There is NO earthquake shut off for earthquake protection. The pipe carrying the gas to the various appliances through the building is galvanized and iron steel. The pipe appears to be in good condition.

Summary / visual observations:

- 20. There is no earthquake shut off on the gas meter. The meter is under the house along the west side.
- 16. When the above plumber checks the drain lines, have the copper water pipes checked and reported on.

Plumbing: Drain/waste/vents

Materials

- (x) Clay pipe
- (x) Cast iron pipe
- (x) Steel pipe
- (x) A.B.S. pipe
- () Copper pipe

Good Problem

- () (?) Pipe condition
- () (?) Waste discharge
- () (?) Water tightness
- (x) () Venting

General information: Drain plumbing pipe

Note: I'm unable to know the true condition of sewer lines underground. To know the condition of the sewer line underground, a video camera can be sent down the line to check for breakage or tree roots. Several companies provide this service at an extra fee. The presents of or condition of a septic tank is beyond the scope of this inspection.

Comments:

- ✓ This old drainage/sewer system is currently operational, but it is at risk to need repairs or replacement. Given the age of this residence, it is likely that the main drainpipe is made of clay. Such drainpipes were widely used until the late forties or early fifties. However, they are susceptible to decay and to root damage and are no longer manufactured. Therefore, it would be prudent to ask the sellers if they have ever had blockages in the main drainpipe or to have it video-scanned.
- ✓ The sewer or drain line from the house to the street is underground, the condition of the pipe is unknown. It is possible that the pipe could be damaged and I would not see it. Given the age of this residence, it is likely that the main drainpipe is made of clay. Such drainpipes were widely used until the late forties or early fifties. However, they are susceptible to decay and to root damage and are no longer manufactured. Therefore, it would be prudent to ask the sellers if they have ever had blockages in the main drainpipe or to have it video-scanned.
- ✓ The main drainpipe does not have a cleanout installed outside of the house in case of blockage. There is a clean out under the house which is difficult to access. Although one was never installed outside the building, plumbers commonly identify this as being a deficiency and recommend installing one.

Summary / visual observations:

- 21. The drain control cover is upside down in the master bathroom, allowing water to drip under the house.
- 18. There are large trees on the property that may be over or by the main sewer line. As a precautionary measure, have the sewer line underground viewed by a video camera.

This is usually done by a sewer cleaning service. A camera may reveal tree root damage or cracks that may be costly to repair or replace.

17. There is no P trap for the laundry drain as required, sewer gases could enter the converted garage.
16. When the above plumber checks the drain lines, have the copper water pipes checked and reported on.
15. There are leaking corroded sections of plumbing drain pipe as viewed from under the house. Plumbing pipe fittings are not properly connected under the rear master bathroom. The drain lines above and under ground appear original and possibly in need of replacing. Have a qualified plumbing contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

Electric

Size

- (100) Amps
 (14) Number of circuits
 (0) Sub panels

Conduit (wire covering)

- (x) Metal flex tube
 () BX Steel
 () Black iron pipe
 (x) Knob and tube
 (x) 3 wire Romex (grounded)
 () 2 wire Romex (non grounded)

System grounding

- (x) Water pipes
 (x) Ground rod
 () Not visible

Good Problem

- () (?) General condition
 (x) () Ampacity amount
 (x) () Receptacles
 (x) () Lighting

G.F.I. outlets (water safe outlets)

- | Yes | No | |
|-----|-----|-----------|
| () | (0) | Kitchens |
| () | (0) | Bathrooms |
| () | (0) | Garage |
| () | (0) | Exterior |
| () | (x) | None |

Other systems

- (x) Overhead service wires
 () Underground service wires
 (x) 110/220 volt service
 () 110 volt only (old service)
 (x) Circuit breakers
 () Fuses (old type plugs)
 (x) Service disconnect
 (x) 3 prong grounded outlets
 () 2 prong ungrounded outlets
 (x) Copper branch wiring

General information: Electric

Electrical services are rated in amps and voltage. Circuit protection can be old glass plug fuses or modern circuit breakers. The amount of electrical service that a house needs depends basically upon the size of the building. If a house has added features like a pool, spa, air conditioning system or an all electric kitchen, the house will generally need more electrical service.

Comments:

- ✓ Some of the circuits employ older cloth coated wiring. The insulation on this wiring can become brittle and crack, leading to current leakage and overheating. This is especially true when light fixtures are changed and the wiring is disturbed. Plan on replacing the wiring, fixtures and outlets where needed. Have an electrician check and make recommendations.
- ✓ There are no g.f.i outlets. For safety, all wet areas should have electric outlet g.f.i. These are devices that automatically shut off or "trip" if a short occurs. All bathroom, exterior and garage outlets should be g.f.i. protected. Outlets within five feet of the kitchen sink should also be protected.
- ✓ The circuit breaker box is located at the rear west exterior of the front house. This is not the original electrical service but an up graded panel.

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Summary / visual observations:

24. The outside sprinkler timer is plugged into an interior type outlet that is not weather or rain protected. There is an electrical wire extension coming out of a foundation vent

screen at the rear of the house, the cap covered wires should end in an approved box for safety.

23. A section of electrical wiring is laying on the ground under the house and should be raised up off the ground and attached to the floor frame.
22. There is knob and tube wiring in the house (attic and foundation) This type of wiring is old and consists of wires separated by an air space and mounted between porcelain insulators. There is no protective conduit (pipe or sheathing protection) This type of wiring can easily be damaged and is not considered safe. Knob and tube wiring should never be covered with insulation, because the heat in the wire can't dissipate. Electricians usually recommend the removal of this type of wiring. Check with an electrician.
13. Old style knob and tube wiring should be removed from the attic and throughout the house.

Foundation:

Type

- Raised concrete stem wall
- Raised stem wall with piers
- Concrete slab on grade

Good Problem

- | | | |
|-------------------------------------|-------------------------------------|--------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Anchor bolting |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cripple wall bracing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Condition of concrete footings |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Foundation posts |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Crawl space clearance |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floor joists/Girders |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sub flooring |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Bathroom sub-floors |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Property drainage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Soil grade at house |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Vent / crawl screens |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Under floor Ventilation |
| <input type="checkbox"/> | <input type="checkbox"/> | Under floor insulation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Overall condition |

General information: Foundations

Most buildings constructed after the 1933 Long Beach earthquake are bolted. No matter what the date of the building, the bolting (or lack of bolting) is viewed and reported on. When an earthquake moves a house side to side and up and down, the house can move off its foundation if it is not anchored or bolted. Another area of concern is the bracing of cripple walls (if they exist). Cripple walls are the short studs that extend from the top of the foundation wall to the underside of the first floor framing and form the crawl space under some houses. If the house sways side to side during an earthquake, if the cripple walls are not braced, they could collapse, causing the house to fail.

Comments:

- ✓ This foundation has two parts. The outside is a continuous steel reinforced concrete footing. The inside foundation supports are intermittent piers. The foundation supports the loads of the building. This is a raised type of foundation with a crawl space under the house.
- ✓ The building is wood framed and wood covered. The wood is nailed to tar paper.
- ✓ The foundation access opening is at the front west side of the building. I was able to crawl in and view the entire foundation.

Summary / visual observations:

23. A section of electrical wiring is laying on the ground under the house and should be raised up off the ground and attached to the floor frame.
9. The rear section of the house appears to be an addition, check the building permit history for proper permits.
5. Have a foundation contractor, engineer or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

4. The sill plate is loose from along the rear east foundation. There are several vertical cracks in the concrete foundation.
3. Some cripple walls have been added under the rear addition of the house. The cripple walls have been improperly installed. There is no blocking, some sections are loose.
2. This building has short walls under the house known as "cripple walls" These 2x4 walls under the house could be at risk during an earthquake. Plywood nailed to the sides of these walls will strengthen them. For further details contact a foundation contractor.
1. Most areas of the foundation have no foundation bolts. These bolts hold the wood wall framing sill plate to the concrete footings. These bolts can reduce damage to the building from earthquakes. For more information contact a foundation contractor.

Windows:

Type	
<input checked="" type="checkbox"/>	Wood sash frames
<input type="checkbox"/>	Aluminum sliding
<input type="checkbox"/>	Solid vinyl
<input type="checkbox"/>	Metal casement
<input type="checkbox"/>	Louver panes

Good	Problem
<input type="checkbox"/>	<input checked="" type="checkbox"/> Overall condition
<input type="checkbox"/>	<input checked="" type="checkbox"/> Operation

General information: Windows

A representative number of windows are checked during the inspection. Furniture can block access to some windows. Windows are test operated when possible. The inside perimeter of the window frames are viewed for evidence of leakage.

Comments:

- ✓ There are problems with the windows. The exterior wood windows are in poor general condition. The windows need sanding, putty, glazing, paint, weather stripping and general repairs.

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Summary / visual observations:

30. There are cracked windows in the building. There is a bent window screen. There is a paint stuck window in the living room. A bedroom window does not lock latch.
29. The exterior kitchen windows are not sealed, rain could enter the interior wood framing. Have the appropriate contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

Exterior:

Good	Problem
<input type="checkbox"/>	<input type="checkbox"/> Block walls
<input type="checkbox"/>	<input checked="" type="checkbox"/> Wood fences
<input type="checkbox"/>	<input type="checkbox"/> Chain link
<input checked="" type="checkbox"/>	<input type="checkbox"/> Gates
<input type="checkbox"/>	<input type="checkbox"/> Decks/patios
<input type="checkbox"/>	<input type="checkbox"/> Patio overhang
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sprinklers
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sprinkler timer
<input checked="" type="checkbox"/>	<input type="checkbox"/> Property drainage

General information: Exterior

All visible exterior surfaces and materials of the building were observed to determine their current condition. The general drainage of the side, front and back yards are viewed. Sprinkles and timers are not operated. The condition of shrubs, trees etc. are not part of this report. Any large tree could be a hazard if limbs fall. Large trees should be checked by an appropriate professional.

Comments:

- ✓ The yards are planted and irrigated.
- ✓ The automatic sprinkler system was not tested, have the seller demonstrate the system to your satisfaction.
- ✓ Rain water flows away from the foundation. No evidence of foundation flooding was observed.

Summary / visual observations:

- 24. The outside sprinkler timer is plugged into an interior type outlet that is not weather or rain protected. There is an electrical wire extension coming out of a foundation vent screen at the rear of the house, the cap covered wires should end in an approved box for safety.
- 14. There are no rain gutters to divert water from the sides of the building and to the street.
- 11. The rear storage shed is not part of this inspection.
- 10. The garage has been converted to a living area. Usually a garage is required for zoning and city requirements. The interior floors slope out of level. I was not able to view under the floor to report on possible cracking or rot damage. The driveway slopes towards the converted garage and may pond water underneath. The floor would have to be removed to know or view problems.
- 9. The rear section of the house appears to be an addition, check the building permit history for proper permits.
- 8. The wood fencing along the rear and sides of the house is rot damaged and weakened.
- 7. The wood siding of the house is painted wood. At this time period, lead paint was used. Lead paint is considered a hazard, read about lead paint hazards.
- 6. The planter box area at the front of the house is against the side of the house. There should be a two inch gap to prevent possible rot damage to the side of the house.

Glass doors: ()
French doors: (1)

General information: Glass and French doors

The operation of the sliding glass door (s) or French door (s) is checked. The locking, rolling, squareness and general condition of the door is part of the inspection.

Yes No
 (x) () Safety glass

Good	Problem	
()	()	Wheels
()	(?)	Lock latch
(x)	()	Frame (s)
()	()	Screen door (s)
(?)	()	Condition

Comments:

- ✓ There is one French door, it is in good condition and installed properly except as noted below or in the summary.
- ✓ There is no thumb latch at the rear door for quick exit in case of an emergency. Have the key only lock changed for quick exit.

Laundry:

Yes

- Facility
- Hot and cold
- Drain
- Gas for dryer
- Dryer vent to outside
- Light and receptacles
- 220 Volt outlet for dryer

General Information: Laundry

Washing machines and clothes dryers usually do not transfer with the building, therefore they are not operated and are not part of this report. The flexible hoses to the washing machine should be replaced when you move into the house. It is always a good idea to have a pan under the washing machine in case of leakage or flooding. When the machine is installed, check the condition of the pan and any leakage under the machine that would be hidden at the time of the inspection.

Comments:

- ✓ This is a typical laundry facility, however there should be a trap in the drain. The laundry is installed in the garage.

Summary / visual observations:

17. There is no P trap for the laundry drain as required, sewer gases could enter the converted garage.

Water Heaters:

- Gas
- Electric

Date (if visible)

2003

Size-gallons

- 40

Present

- Combustion air
- Flue vent position
- Water shut off
- Water/gas/connections
- Release unions
- Drip pan (interior)
- Earthquake strap
- Temp/pressure relief valve
- t/p down spout pipe

General Information: Water Heaters

Hot water tanks usually last about 12 to 15 years before needing replacement. As the tank gets older, the amount of hot water produced is reduced. California regulations require substantial strapping or bracing at the top and bottom third of the tank. This is required of the seller at the time of property transfer. When hot water tanks are installed upstairs or in the house, a pan is useful in case of leakage.

Comments:

- ✓ This is a standard gas fired hot water tank, properly installed and in good condition except as noted below or in the summary.
- ✓ The tank is installed in a kitchen cabinet.

Summary / visual observations:

19. The earthquake strap around the hot water tank is improper. The wide angle of the strap will not keep the tank from moving side to side.

Heating and Air Conditioning:

Type

- (1) Floor furnace
- (1) Wall heater-gas

Gas Elec.

- (x) () Energy source

Yes No

- (x) () Heat for each room
- (x) () Automatic Thermostat
- () (?) Venting/gas furnace
- (x) () Combustion air/gas furnace

General information: Heating + Air Conditioning

This inspection report checks for the presents of Consolidated Industries furnaces. These horizontal furnaces usually installed in the attic are considered a fire hazard. If the heating system of this building is a Consolidated furnace it will be disclosed in the summary.

Comments:

- ✓ Floor furnace: This is a metal enclosed box installed below the floor. Heat from the gas burners radiates upward. The vent box is rusted out and the vent by the outside of the building is disconnected.
- ✓ Wall furnace: Located on a wall, gas heat inside a metal box radiates outward. The heater was operated from its control and was found to be in good condition. The heater should be vacuumed out of lint or dust at least yearly

Summary / visual observations:

- 26. The metal storage cabinet above the floor furnace in the living room should be removed.
- 25. The vent box attached to the floor furnace in the front room is rusted open. All products of combustion dissipate under the house and seep up to the living area above. This could be a hazard. The transite asbestos vent pipe is disconnected at the side of the house by the fireplace. Have a plumber check and repair as needed. This is a safety or hazard condition.

Fireplaces: (1)

Yes

- (x) Masonry
- (x) Factory flue system
- () Visible cracking
- (x) Gas valve
- (x) Gas starter log
- (x) Damper
- (x) Spark arestor
- (x) Rain cap
- (x) Fireproof lining
- (x) Hearth protection
- (x) Firebox condition
- (x) Wood burning
- (x) Integrity to structure

General Information: Fireplaces

This is a limited exterior visual inspection only, an interior inspection with a video camera is always recommended by someone qualified in this field.

Comments:

- ✓ The fireplace was visible checked, I do not light fires. This appears to be a wood burning unit in good condition, except as noted below or in the summary.

Summary / visual observations:

- 28. The gap where the gas pipe extends through the fireplace firebox wall needs to be sealed with a special high temperature grout. This will prevent the possibility of sparks entering back behind the wall where combustible material may be.
- 27. Tree limbs are burnt or charred next to the fireplace top, have the adjacent tree cut back or removed.

Entry Door:

<u>Yes</u>	
<input checked="" type="checkbox"/>	Passage set
<input checked="" type="checkbox"/>	Dead bolt
<input checked="" type="checkbox"/>	Keyless bolt
<input checked="" type="checkbox"/>	Door bell
<input checked="" type="checkbox"/>	Light
<input checked="" type="checkbox"/>	36" X 6'8"
<u>Good</u>	<u>Problem</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Overall condition

General Information: Exit doors

For fire safety, have any double keyed deadbolts removed. There should be a thumb latch on the inside of the front door for easy exit in case if fire. This will allow any occupant to exit without looking for a key. This applies to all rear, side or any door leading outside.

Comments

- ✓ The front door and entrance area appears to be in good condition.

Kitchen:

<u>Good</u>	<u>Problem</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cabinets
<input type="checkbox"/>	<input type="checkbox"/>	Counters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceilings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink
<input type="checkbox"/>	<input type="checkbox"/>	G.F.I. outlets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Angle stops
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Faucet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage disposal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust fan or vent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	<input type="checkbox"/>	Micro wave oven
<input type="checkbox"/>	<input type="checkbox"/>	Trash compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window
<u>Gas</u>	<u>Elec.</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove

General information-Kitchens

Refrigerators usually do not transfer with the property, therefore they are not inspected. Oven timers, clocks, thermostats and cleaning cycles are not inspected.

Comments

- ✓ This is a standard kitchen facility with appliances, fixtures, floors, counters, walls and ceilings that appear to be in good condition given the age and overall condition of the building. Except as noted below or in the summary.

Summary / visual observations:

- 32. There is a missing kitchen counter edge tile.

31. The dishwasher is loose under the kitchen counter. Have the appliance properly attached or secured.

Interior Rooms:

Good	Problem	
(x)	()	Floors
(x)	()	Walls/ceilings
(x)	()	Lights/plugs
(x)	()	Doors
(?)	()	Wood floors
()	()	Drywall
(x)	()	Plaster
()	()	Sprayed ceilings

General information-Interiors

Security or intercom systems (if any) are not inspected. Interior carpets and paint are not a part of this inspection. New paint can be scuffed when people move out.

Comments:

- ✓ The interior components above were checked. Considering the age and style of the building, no problems were noted except as noted below or in the summary.
- ✓ There is normal wear and tear to the interior walls, floors, doors, windows, built in cabinets etc.

Summary / visual observations:

- 34. The wood molding edges are not finished (missing) in the flooring throughout the house.
- 30. There are cracked windows in the building. There is a bent window screen. There is a paint stuck window in the living room. A bedroom window does not lock latch.
- 29. The exterior kitchen windows are not sealed, rain could enter the interior wood framing. Have the appropriate contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

Garage:

(2) Car

Good	Problem	
(x)	()	Roof
(x)	()	Structure
()	()	Firewalls/door
()	()	Concrete floor
(x)	()	Elec. outlets/lights
()	()	Main car door
()	()	Springs (door)
()	()	Spring wire cable
()	()	Hinges (door)

Driveway

()	Asphalt
(x)	Concrete
(x)	Common cracks
()	Major cracks

Yes

()	Auto garage opener
()	Auto reverse
()	Manual opening
()	House access
(?)	Flooding (evidence)

General information-Garage doors

Garage doors by nature are hazardous. Doors can blow down during windy conditions. An automatic garage door opener can act to hold open the door on windy days. Garage doors without openers should remain in the raised position securely by the tension in the springs. For added safety, have a safety latch installed on the door jamb, if the door is to be left in the open position.

Comments:

- ✓ The garage has been converted to a living area.
- ✓ There is no operational garage door.

Summary / visual observations:

11. The rear storage shed is not part of this inspection.
10. The garage has been converted to a living area. Usually a garage is required for zoning and city requirements. The interior floors slope out of level. I was not able to view under the floor to report on possible cracking or rot damage. The driveway slopes towards the converted garage and may pond water underneath. The floor would have to be removed to know or view problems.

Bathrooms: (2)

Good	Problem	
(x)	()	Toilets
(x)	()	Angle stops
(x)	()	Sinks
(x)	()	Faucets
(x)	()	Cabinet/vanity
(x)	()	Counter
(x)	()	Outlets
()	(0)	G.F.I. safety outlets
(x)	()	Showers/tubs
(x)	()	Heaters
(x)	()	Floors
(x)	()	Walls/ceilings
(x)	()	Exhaust fans
(x)	()	Windows

General information: Bathrooms

The accessible doors, windows, lights, receptacles, vents and permanently installed components are checked for basic operation. Water flow is checked with several faucets on at the same time. Angle stops under the sinks are not turned or operated. Old angle stop valves can leak or stick. If not present, have g.f.i. protected outlets installed in all bathrooms to avoid shock hazard.

Comments:

- ✓ These are generally standard bathroom facilities. The plumbing pipes, fixtures, counters, walls, floors, ceilings, lights and outlets are in good condition except as noted below or in the summary.
- ✓ None of the bathrooms have g.f.i. safety outlet protection. These button like outlets shut off if a short occurs protecting the user.

Summary / visual observations:

- 33. The passage lock set is tapped shut in the hall bathroom. Have the tape removed and the door knob checked to your satisfaction.
- 21. The drain control cover is upside down in the master bathroom, allowing water to drip under the house.

Bedrooms: (2)

Good	Problem	
(x)	()	Entrance doors
(x)	()	Closet doors
(x)	()	Floors
(x)	()	Walls/ceilings
(x)	()	Lights/plugs
()	()	Smoke detectors
()	(x)	Windows
(x)	()	Heat source

General information-Bedrooms

Bedrooms need two escape routes, one being the door and at least one window. All bedrooms and halls leading to bedrooms should have smoke detectors.

Comments:

- ✓ One of the windows doesn't lock latch.

About CREIA

California Real Estate Inspection Association

The California Real Estate Inspection Association, (CREIA), was established in 1976 in California as a non-profit voluntary professional association. CREIA has grown to over 500 members and candidates today. CREIA's Standards of Practice and professional Code of Ethics provides the consumer with the assurance of quality and professionalism. Members of CREIA are either owners or employees of professional building inspection companies. Today CREIA has members throughout the state and is recognized in California as the leading authority in the building inspection industry

About ASHI

American Society of Home Inspectors,® Inc.

In 1976, a group of visionary home inspectors with the common goal of building consumer awareness and enhancing the professionalism of their field established the American Society of Home Inspectors (ASHI). This not-for-profit professional association for home inspectors made its first order of business to establish and advocate high standards of practice and a strict code of ethics for the member community.

The Mission of ASHI is to meet the needs of its membership and promote excellence and exemplary practice within the profession.

Today, with 6,000+ members and 80+ chapters, ASHI is the largest and most respected professional association for home inspectors in North America. Through ASHI's continued efforts, ASHI's Standards of Practice—covering all of a home's major systems—are now part of many pieces of state legislation and are recognized by consumers as the authoritative standard for professional home inspection.

ASHI's Web site, www.ashi.org, is the definitive resource for inspectors, consumers, real estate professionals and the media for information, advice and resources dedicated to home inspection. Here you'll find a wealth of shared ASHI home inspection knowledge at your disposal. Your feedback and comments on ASHI home inspection are welcome.

[ASHI](#) : Homebuyers/Sellers

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