

# Universal Inspect

**An Inspection is only as good as the company behind it.**

5482 Wilshire Blvd Suite 224 Los Angeles Ca 90036

Tel: 888.627.1131 Mobile: 310.880.9718 : Certified Inspectors we carry E&O and General Liability Insurance  
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## SUMMARY REPORT

**Client:** Mario A. Martinez  
**Realtor:** Sandra Gonsalves, Coldwell Bankers Allstars  
**Inspection Address:** 8434 San Juan Ave, South Gate, CA 90280  
**Inspection Date:** 7/11/2013 Start: 10:00am End: 12:30pm  
**Inspected by:** Brett Mars

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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### *Components and Conditions Needing Service*

#### **Strutural**

##### **Raised Foundation**

###### **Raised Foundation Type**

- The foundation was constructed in the early nineteen-hundreds and would be costly to retrofit to meet current standards, and which could mean rebuilding it. The concrete/bricks that was used at the time was a poor quality that has a tendency to soften and deteriorate due to its ability to easily move. Also, the dimensions of the footings were less, and therefore simply adding bolts to soft undersized footings may add some seismic value but nothing that would approach current standards.

#### **Exterior**

##### **House Wall Finish**

###### **House Wall Finish Observations**

- There is a vertical cold joint separation in the stucco at the point of a close/sealed area that was once a door way. You will probably notice cracks. Such cracks are quite common, and are rarely structurally significant, however this work was done poorly. We can elaborate on why these cracks appear, but it is prudent to have them sealed correctly.

##### **Exterior Components**

###### **Yard Walls**

- The cinder block yard walls have stress fractures, open grout joints or loose and missing blocks, and should be serviced.

### **Sliding Glass Doors**

- Do not have a lock and should be fixed.

### **Patio Covers or Gazebos**

- The patio cover has substandard aspects, which imply that it could have been built without the benefit of a permit. We can elaborate on this issue, but you should request the permit from the sellers, or seek a second opinion.

## **Plumbing**

### **General Gas Components**

#### **Gas Seismic Shut-Off Valve**

- The gas main is not equipped with a seismic shut-off valve, which may be mandated.

#### **Gas Supply Pipes**

- Rust has been noted and should be watched.

### **Gas Water Heaters**

#### **Age Capacity & Location**

- Hot water is provided by a 8 -10 year old, 30 gallon water heater that is located in an exterior cabinet or closet. THE WATER HEATER IS TOO SMALL TO ACCOMMODATE 3 BATHROOMS, THIS PROPERTY WILL CONSTANTLY BE WITHOUT HOT WATER IF MORE THAN 2 PEOPLE RESIDES. WE RECOMMEND INSTALLING A 50 OR MORE WATER HEATER

#### **Relief Valve & Discharge Pipe**

- The discharge pipe from the relief valve should be extended to 6" from the ground.

### **Irrigation or Sprinklers**

#### **Hose Bibs**

- The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property. The bib is leaking when the water is on.

### **Waste & Drainage Systems**

#### **Drain Waste & Vent Pipes**

- A cleanouts has been added to the waste system, which could confirm chronic blockages. Ask the sellers about this, or you may wish to arrange to have the waste pipes video-scanned to confirm their condition. CAP NEEDED FOR THE CLEAN OUT.

## **Electrical**

### **Main Panel**

#### **Main Panel Observations**

- The panel is small by current standards, and you may wish to have it evaluated by an electrician with a view to upgrading the service. NO MAIN BREAKERS WAS NOTED BUT IS REQUIRED FOR ANY ELECTRICAL BOX WITH MORE THAN 6 BREAKERS.

#### **Grounding**

- We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be regrounded.

## **Heat**

## Wall Furnaces

### Wall Furnace

- The wall furnace was not tested because the gas was off.

## Chimney

### Family Room Chimney

#### Weather Cap-Spark Arrestor

- The chimneys do not have a weather cap/spark arrestors, which are recommended to avoid sparks hitting the roof that could cause a fire.

#### Damper

- The damper is restricted by debris that has fallen behind it, and should be serviced.

#### Ash Box

- The door on the ash box is missing, and should be installed.

## Living

### Living Room

#### Outlets

- An outlet has an open ground, and should be serviced.

## Bathrooms

### Main Bathroom

#### Tub

- THIS PROPERTY DO NOT HAVE A FUNCTIONAL BATH TUB

#### Exhaust Fan

- The exhaust fan exit in the attic and not thru the roof as required by code.

## Kitchen

### Kitchen

#### Outlets

- The ungrounded and obsolete wall outlets should be upgraded to more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

## Garage

### Double-Car Garage

#### Ventilation Ports

- The ventilation ports in the wall have been blocked or covered. If they are not uncovered, vehicle engines and combustion appliances could produce noxious bi-products, including deadly, carbon monoxide.

#### Outlets

- The outlets is not working and should be serviced.

## Attic

**Primary Attic  
Ventilation**

- The ventilation port screens are damaged, which will allow rodents or other pests to enter and contaminate the area.

**Blown-In Cellulose Insulation**

- The cellulose attic insulation may be a shredded paper type that was in use prior to 1979 and is flammable and could be asbestos. We recommend having it tested before close of escrow.

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Mario A. Martinez**

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### INSPECTION ADDRESS

8434 San Juan Ave, South Gate, CA 90280

### INSPECTION DATE

7/11/2013 10:00am to 12:30pm

### REPRESENTED BY:

Sandra Gonsalves  
Coldwell Bankers Allstars



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## GENERAL INFORMATION

**Inspection Address:** 8434 San Juan Ave, South Gate, CA 90280  
**Inspection Date:** 7/11/2013 Time: 10:00am to 12:30pm  
**Weather:** Overcast - Temperature at time of inspection: 70-80 Degrees

**Inspected by:** Brett Mars

**Client Information:** Mario A. Martinez  
**Buyer's Agent:** Coldwell Bankers Allstars  
Sandra Gonsalves  
Mobile: 562.569.5560  
Email: sandrag@cballstars.net

**Foundation Type:** Raised Foundation  
**Furnished:** Yes  
**Number of Stories:** 1

**Structure Style:** Spanish

**Estimated Year Built:** 1937  
**Unofficial Sq.Ft.:** 1,786

**People on Site At Time of Inspection:** Buyer's Agent

### PLEASE NOTE:

This report is the exclusive property of Universal Inspect, and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Universal Inspect and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice govern by International Association of Certified Home Inspectors (InterNACHI) , and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 8434 San Juan Ave South Gate CA 90280

## SCOPE OF WORK

You have contracted Universal Inspect dba BMA Inspect to perform a Lead base, Mold, Asbestos, Radon gas and or general home inspection in accordance with the standards of practice established by the Home Inspection Foundation, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.



## Strutural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Various Hard Surfaces

### Common Observations

#### *Informational Conditions*

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

## Raised Foundation

### General Comments

#### *Informational Conditions*

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Raised Foundation Type

#### *Components and Conditions Needing Service*

The foundation was constructed in the early nineteen-hundreds and would be costly to retrofit to meet current standards, and which could mean rebuilding it. The concrete/bricks that was used at the time was a poor quality that has a tendency to soften and deteriorate due to its ability to easily move. Also, the dimensions of

the footings were less, and therefore simply adding bolts to soft undersized footings may add some seismic value but nothing that would approach current standards.



## Method of Evaluation

### *Informational Conditions*

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.



## Floor Insulation

### *Informational Conditions*

There is no floor insulation, which would not have been required when this residence was constructed.

## Slab Foundation

### General Comments

#### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Site & Other Observations

### Notice to Absent Clients

#### *Informational Conditions*

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

## Grading & Drainage

### General Comments

#### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Moisture & Related Issues

#### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

## Interior-Exterior Elevations

### *Informational Conditions*

There are planter or sprinkler beds that will trap water against the walls of the residence, which can never be sensibly approved, because they allow the possibility of moisture intrusion into the residence. If they are to remain, they should be retrofitted to have several one-inch weep holes at their base, because ordinary open grout-joint weep holes commonly become occluded and fail, and it would be prudent to periodically monitor the adjacent interior walls.

## Flat & Level Pad

### *Informational Conditions*

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

## Drainage Mode

### *Informational Conditions*

Drainage is solely dependant on soil percolation, which is not ideal, and water will certainly pond during prolonged rains.

## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with stucco.

### House Wall Finish Observations

#### *Components and Conditions Needing Service*

There is a vertical cold joint separation in the stucco at the point of a close/sealed area that was once a door way. You will probably notice cracks. Such cracks are quite common, and are rarely structurally significant, however this work was done poorly. We can elaborate on why these cracks appear, but it is prudent to have them sealed correctly.



## Exterior Components

### General Comments

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

## Driveways

### *Informational Conditions*

There are predictable cracks in the driveway that would not necessarily need to be serviced.



## Walkways

### *Informational Conditions*

The walkways are in acceptable condition. (accept where noted) With some cracks that are normal

## Yard Walls

### *Components and Conditions Needing Service*

The cinder block yard walls have stress fractures, open grout joints or loose and missing blocks, and should be serviced.



## Fences & Gates

### *Informational Conditions*

The fences and gates are serviceable, and would not need service at this time.

## Fascia & Trim

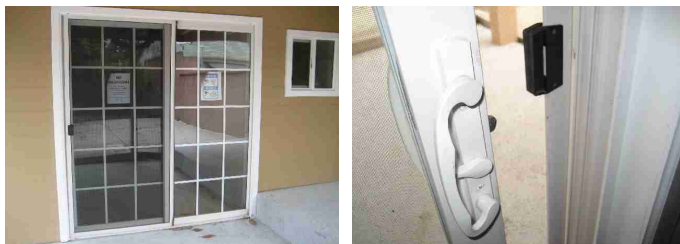
### *Informational Conditions*

The fascia board and trim are in acceptable condition.

## Sliding Glass Doors

### *Components and Conditions Needing Service*

Do not have a lock and should be fixed.



## Exterior Wooden Doors

### *Informational Conditions*

The exterior doors are in acceptable condition.

## Patio Covers or Gazebos

### *Components and Conditions Needing Service*

The patio cover has substandard aspects, which imply that it could have been built without the benefit of a permit. We can elaborate on this issue, but you should request the permit from the sellers, or seek a second



opinion.

## **Windows**

### *Informational Conditions*

All of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.

## **Lights**

### *Informational Conditions*

The lights outside the doors of the residence are functional but should always be sealed and covered to avoid the possibility of water intrusion that could cause mold. However, we do not inspect or evaluate decorative lights.

# **Roof**

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## **Flat Roof**

### **General Comments**

#### *Informational Conditions*

Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

Most residences have termite inspections as a condition of escrow, and when termite infestation is confirmed most are commonly tented in preparation for fumigation. This requires personnel to walk on the roof, which can damage the roofing material. Therefore it is essential that you review the termite report, and if the residence is to be tented that you have a local roofing company inspect the roof after the tenting has been removed to confirm that the roofing material did not sustain damage.

### **Method of Evaluation**

#### *Informational Conditions*

We evaluated the roof and its components by walking on its surface.

## Estimated Age

### *Informational Conditions*

The roof is old and beyond its design-life. WE STRONGLY RECOMMEND GETTING THE ROOF CERTIFIED BY A LICENSED ROOFING CONTRACTOR BEFORE CLOSE FOR ESCROW.



## Gutters & Drainage

### *Informational Conditions*

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

# Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### **Water Main Shut-off Location**

#### *Informational Conditions*

The main water shut-off valve is located at the front of the residence.

The main water shut-off valve is located at the front of the residence - *Continued*



## Pressure Regulators

### *Informational Conditions*

The pressure at the street is under 80psi (40psi) and a regulator is not required on the plumbing system or would not need to be adjusted. However new vacuum breakers should be installed on all water outlets.



## General Gas Components

### Gas Main Shut-Off Location

#### *Informational Conditions*

The gas main shut-off is located under the house. Gas leaks are not uncommon, particularly underground ones, and they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the production process. However, when a gas main such as this one is located under a residence a leak would not only be more difficult to detect but potentially more dangerous. Nevertheless, you should request recent gas bills from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



### Gas Seismic Shut-Off Valve

#### *Components and Conditions Needing Service*

The gas main is not equipped with a seismic shut-off valve, which may be mandated.



The gas main is not equipped with a seismic shut-off valve which may be mandated - *Continued*



### Gas Supply Pipes

#### *Components and Conditions Needing Service*

Rust has been noted and should be watched.



## Gas Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### *Components and Conditions Needing Service*

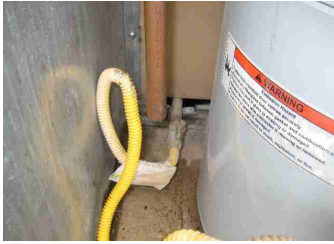
Hot water is provided by a 8 -10 year old, 30 gallon water heater that is located in an exterior cabinet or closet. THE WATER HEATER IS TOO SMALL TO ACCOMMODATE 3 BATHROOMS, THIS PROPERTY WILL CONSTANTLY BE WITHOUT HOT WATER IF MORE THAN 2 PEOPLE RESIDES. WE RECOMMEND INSTALLING A 50 OR MORE WATER HEATER



## Relief Valve & Discharge Pipe

### *Components and Conditions Needing Service*

The discharge pipe from the relief valve should be extended to 6" from the ground.



## Irrigation or Sprinklers

### Hose Bibs

### *Components and Conditions Needing Service*

The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property. The bib is leaking when the water is on.



## Waste & Drainage Systems

### General Comments

### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Drain Waste & Vent Pipes

### *Components and Conditions Needing Service*

A cleanouts has been added to the waste system, which could confirm chronic blockages. Ask the sellers about this, or you may wish to arrange to have the waste pipes video-scanned to confirm their condition. CAP NEEDED FOR THE CLEAN OUT.



## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

### Main Panel

#### General Comments

##### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

#### Panel Size & Location

##### *Informational Conditions*

The residence is served by an UNKNOWN amp, 220 volt panel, located in the rear of the residence.

#### Main Panel Observations

##### *Components and Conditions Needing Service*

The panel is small by current standards, and you may wish to have it evaluated by an electrician with a view to upgrading the service. **NO MAIN BREAKERS WAS NOTED BUT IS REQUIRED FOR ANY ELECTRICAL BOX WITH MORE THAN 6 BREAKERS.**



## Grounding

### *Components and Conditions Needing Service*

We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be regrounded.

## Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Wall Furnaces

### **Age & Location**

#### *Informational Conditions*

Heat is provided by a 10+ year-old wall furnace that is located in the living room.

### **Wall Furnace**

#### *Components and Conditions Needing Service*

The wall furnace was not tested because the gas was off.



# Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

## Family Room Chimney

### General Lined Masonry

#### *Informational Conditions*

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."



### Weather Cap-Spark Arrestor

#### *Components and Conditions Needing Service*

The chimneys do not have a weather cap/spark arrestors, which are recommended to avoid sparks hitting the roof that could cause a fire.



### Fireplace

#### *Informational Conditions*

Aesthetically the exterior part in the living area of the fireplace is in acceptable condition ( except where noted) but should be cleaned before use.



## Damper

### *Components and Conditions Needing Service*

The damper is restricted by debris that has fallen behind it, and should be serviced.



## Ash Box

### *Components and Conditions Needing Service*

The door on the ash box is missing, and should be installed.

# Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Indoor Environmental Issues

### Environmental Observations

#### *Informational Conditions*

We was not hired to test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by a certified inspector before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.



## Living Room

### A Renovation or Addition

#### *Informational Conditions*

The living room appears to have been remodeled or part of an addition. If so, 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.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the living room.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Outlets

#### *Components and Conditions Needing Service*

An outlet has an open ground, and should be serviced.



## Dining Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the dining room.



## Flooring

### *Informational Conditions*

The floor has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## Lights

### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Functional Components and Conditions*

The outlets that were tested are functional.

# Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Main Bedroom

### Location

#### *Informational Conditions*

The bedrooms is located on the first floor (4)

### No Recommended Service

#### *Informational Conditions*

We have evaluated



## Doors

### *Informational Conditions*

The doors are functional.

## Flooring

### *Informational Conditions*

The floor has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## Dual-Glazed Windows

### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

## Lights

### *Functional Components and Conditions*

The lights are functional.



## Outlets

### *Informational Conditions*

There are not as many outlets as would be required by current standards.

## Smoke Detector

### *Informational Conditions*

The smoke detectors are functional, but should be checked periodically.

# Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## Main Bathroom

### Size and Location

#### *Informational Conditions*

Bathroom location-first floor (3)

### Doors

#### *Informational Conditions*

The doors are functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Sink Faucet Valves & Connectors Trap & Drain

#### *Functional Components and Conditions*

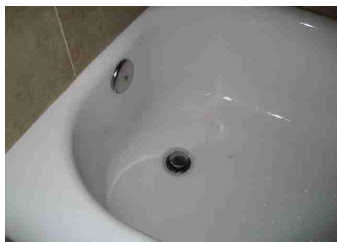
The sink and its components are functional.



### Tub

#### *Components and Conditions Needing Service*

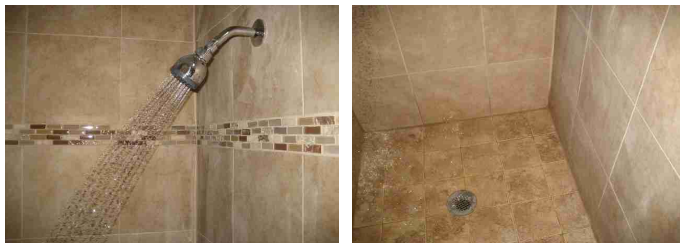
THIS PROPERTY DO NOT HAVE A FUNCTIONAL BATH TUB



### **Stall Shower**

#### *Functional Components and Conditions*

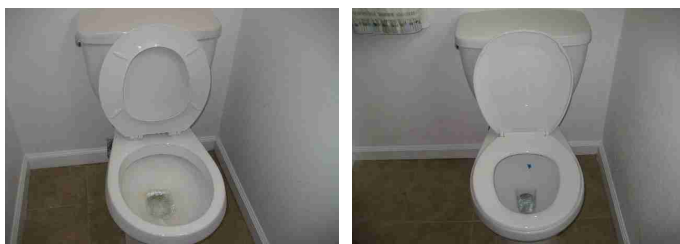
The stall shower is functional.



### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilets are functional.



### **Exhaust Fan**

#### *Components and Conditions Needing Service*

The exhaust fan exit in the attic and not thru the roof as required by code.



## **Kitchen**

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### A Renovation or Addition

#### *Informational Conditions*

The kitchen appears to have been remodeled, and we recommend that you obtain documentation for your records, which will confirm that the work was done by professionals. 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 may exist.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the kitchen.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### Sink & Countertop

#### *Informational Conditions*

The sink and countertop are functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are functional, and do not have any significant damage.



### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use.

### Faucet

#### *Functional Components and Conditions*

The sink faucet is functional.

The sink faucet is functional - *Continued*



#### **Trap and Drain**

##### *Functional Components and Conditions*

The trap and drain are functional.

#### **Garbage Disposal**

##### *Functional Components and Conditions*

The garbage disposal is functional.



#### **Dishwasher**

##### *Informational Conditions*

The dishwasher is functional but is too hard to close.



#### **Exhaust Fan or Downdraft**

##### *Informational Conditions*

The exhaust fan is functional and a type that vents internally which is not recommended.

#### **Lights**

##### *Functional Components and Conditions*

The lights are functional.

#### **Outlets**

##### *Components and Conditions Needing Service*

The ungrounded and obsolete wall outlets should be upgraded to more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

The ungrounded obsolete wall outlets should be upgraded - *Continued*



## Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Primary Hallway

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the hallways, and found it to be in acceptable condition.



## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Area

#### Addition or Renovation

##### *Informational Conditions*

The Laundry area appears to have been remodeled, or an addition. If so, 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 may exist.

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the laundry area..



## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Double-Car Garage

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the garage.



#### Ventilation Ports

##### *Components and Conditions Needing Service*

The ventilation ports in the wall have been blocked or covered. If they are not uncovered, vehicle engines and combustion appliances could produce noxious bi-products, including deadly, carbon monoxide.

#### Outlets

##### *Informational Conditions*

There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

##### *Components and Conditions Needing Service*

The outlets is not working and should be serviced.

Outlets should be serviced - *Continued*



## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

The attic can be accessed through a hatch in the hallway ceiling.



#### Method of Evaluation

##### *Informational Conditions*

We evaluated the attic by direct access.

#### Ventilation

##### *Components and Conditions Needing Service*

The ventilation port screens are damaged, which will allow rodents or other pests to enter and contaminate the area.



### **Blown-In Cellulose Insulation**

#### *Components and Conditions Needing Service*

The cellulose attic insulation may be a shredded paper type that was in use prior to 1979 and is flammable and could be asbestos. We recommend having it tested before close of escrow.





## AFFILIATIONS AND CERTIFICATIONS



Inspector Brett Mars,

National Association of Certified Inspectors ID # NACHI11071401

Housing Inspection Foundation Certified Member # HI10011A  
Certification verification <http://www.hif-assoc.org/states/ca-list.php>

## REPORT CONCLUSION

8434 San Juan Ave, South Gate, CA 90280

There was NOT a Carbon Monoxide detector which is a new retrofit requirement as of 07/02/2011

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

## INDEX

|                                 |    |
|---------------------------------|----|
| CONFIDENTIAL INSPECTION REPORT  | 1  |
| GENERAL INFORMATION             | 2  |
| SCOPE OF WORK                   | 3  |
| Strutural                       | 5  |
| Various Hard Surfaces           | 5  |
| Raised Foundation               | 5  |
| Slab Foundation                 | 6  |
| Exterior                        | 7  |
| Site & Other Observations       | 7  |
| Grading & Drainage              | 7  |
| House Wall Finish               | 8  |
| Exterior Components             | 8  |
| Roof                            | 10 |
| Flat Roof                       | 10 |
| Plumbing                        | 11 |
| Potable Water Supply Pipes      | 11 |
| General Gas Components          | 12 |
| Gas Water Heaters               | 13 |
| Irrigation or Sprinklers        | 14 |
| Waste & Drainage Systems        | 14 |
| Electrical                      | 15 |
| Main Panel                      | 15 |
| Heat                            | 16 |
| Wall Furnaces                   | 16 |
| Chimney                         | 17 |
| Family Room Chimney             | 17 |
| Living                          | 18 |
| Indoor Environmental Issues     | 18 |
| Living Room                     | 19 |
| Dining Room                     | 19 |
| Bedrooms                        | 20 |
| Main Bedroom                    | 20 |
| Bathrooms                       | 21 |
| Main Bathroom                   | 21 |
| Kitchen                         | 22 |
| Kitchen                         | 23 |
| Hallway                         | 25 |
| Primary Hallway                 | 25 |
| Laundry                         | 25 |
| Laundry Area                    | 25 |
| Garage                          | 26 |
| Double-Car Garage               | 26 |
| Attic                           | 27 |
| Primary Attic                   | 27 |
| Certifications and Affiliations | 29 |
| Report Conclusion               | 30 |
| ATTACHMENTS                     |    |