



PROPERTY INSPECTIONS | ENVIRONMENTAL TESTING

COASTLINE HOME SERVICES LLC

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RESIDENTIAL REPORT

1234 Main St.
San Juan Capistrano CA 92675

Buyer Name

11/05/2017 9:00AM



Inspector

Ryan Howell

InterNACHI CPI #15120715

949-464-7675

ryan@coastlinehs.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: ROOF	5
3: EXTERIOR	7
4: FOUNDATION & STRUCTURE	8
5: DOORS, WINDOWS & INTERIOR	9
6: BUILT-IN APPLIANCES	11
7: ELECTRICAL	12
8: HEATING	15
9: COOLING	18
10: PLUMBING	21
11: GARAGE	29
12: ATTIC, INSULATION & VENTILATION	30
13: ADDITIONAL RESOURCES	32

SUMMARY

- ☐ Roof - Coverings: Tiles Loose
- ☐ Roof - Roof Drainage Systems: Debris
- ☐ Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Weather Cap Missing
- ☐ Doors, Windows & Interior - Walls: Moisture
- ☐ Built-in Appliances - Range/Cooktop: Anti-Tip Bracket Not Installed
- ☐ Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Corrosion
- ☐ Electrical - Outlets, Switches & Lighting: Cover Plate Screws Missing
- ☐ Heating - Equipment: Unit Nearing End of Service Life
- ☐ Heating - Equipment: Needs Servicing/Cleaning
- ☐ Heating - Equipment: Missing Drip Leg/Sediment Trap
- ☐ Heating - Fireplaces: Corrosion Observed
- ☐ Cooling - Cooling Equipment: Insulation Missing or Damaged
- ☐ Cooling - Cooling Equipment: Condenser Fins Dirty
- ☐ Cooling - Cooling Equipment: Unit Nearing End of Service Life
- ☐ Cooling - Cooling Equipment: Unit Needs Service/Cleaning
- ☐ Plumbing - Drain, Waste, & Vent Systems: Corrosion and Mineral Build-up
- ☐ Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- ☐ Plumbing - Water Supply, Distribution Systems & Fixtures: Faucet Valve Leaking
- ☐ Plumbing - Water Supply, Distribution Systems & Fixtures: Tub Spout Not Sealed
- ☐ Plumbing - Water Supply, Distribution Systems & Fixtures: Water Pressure Reads > 80 PSI
- ☐ Plumbing - Water Heater, Flues & Vents: Bonding Clamp Not Installed
- ☐ Plumbing - Water Heater, Flues & Vents: Expansion Tank Not Present
- ☐ Plumbing - Water Heater, Flues & Vents: Improper Seismic Strap Installation
- ☐ Plumbing - Water Heater, Flues & Vents: Sediment Trap Not Present
- ☐ Attic, Insulation & Ventilation - Attic Hatch: Hatch Uninsulated
- ☐ Attic, Insulation & Ventilation - Attic Insulation: Missing or displaced in some areas
- ☐ Attic, Insulation & Ventilation - Exhaust Systems: Dryer Vent Damaged/Leaking

1: INSPECTION DETAILS

Information

In Attendance Buyer, Buyer's Agent, Home owner	Occupancy Furnished, Occupied	Temperature (approximate) 71 Fahrenheit (F)
Type of Building Attached, Single Family	Weather Conditions Clear, Dry	

Scope of Inspection

1. Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
2. Some items or areas may not be inspected if they are blocked by furniture or stored items.
3. No pest control, lead paint, asbestos, mold, or other types of testing are being performed as a part of this report.
4. An inspection is not technically exhaustive.
5. An inspection does not include items not permanently installed.
6. This home inspection is being conducted in accordance with the InterNACHI Standards of Practice.
7. This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
8. An inspection will not identify concealed or latent defects.
9. You are advised to seek two professional opinions and acquire estimates of repair as to any deficiencies, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in this report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, such as HVAC professionals, electricians, engineers, or roofers.
10. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste or cosmetic defects.

2: ROOF

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Information

Inspection Method	Roof Type	Coverings: Material
Drone	Gable, Hip, Combination	Concrete, Slate
Roof Drainage Systems: Gutter Material	Flashings: Material	
Metal	Metal	

Drone Video

You can view the drone video of the roof inspection at the following link:<https://www.dropbox.com/s/boeqs2zgo7ah0bi/18765-Park-Haven-Lane.mp4?dl=0>

Deficiencies

2.1.1 Coverings

TILES LOOSE

Loose tiles were observed on the roofing surface. Have tiles removed or re-installed by a qualified roofer as necessary.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY WEATHER CAP MISSING

No chimney weather cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney contractor install a new cap.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Information

Inspection Method	Siding, Flashing & Trim: Siding	Exterior Doors: Exterior Entry
Visual	Material	Door
	Stucco, Stone veneer	Metal
Walkways, Patios & Driveways:		
Driveway Material		
Concrete		

4: FOUNDATION & STRUCTURE

Information

General: Inspection Method Visual	Foundation: Type/Material Slab on grade	Floor Structure: Material Concrete, Inaccessible
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5: DOORS, WINDOWS & INTERIOR

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Information

Windows: Window Type Sliders, Stationary	Windows: Window Frame Type Aluminum	Windows: Window Glass Type Double pane
Floors: Floor Coverings Engineered wood, Carpet	Walls: Wall Material Drywall	Ceilings: Ceiling Material Drywall

Deficiencies

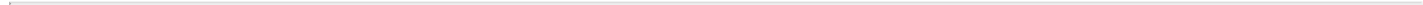
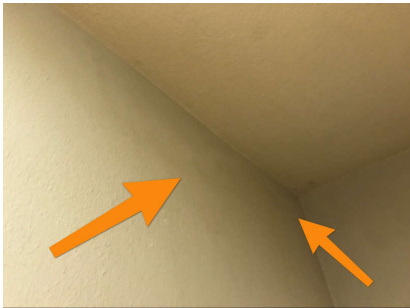
5.4.1 Walls

MOISTURE

Moisture stains were observed on the wall. Excessive moisture levels can lead to mold growth. This is likely due to poor ventilation in the bathroom area. Recommend a qualified contractor replace the bathroom exhaust fan with a unit designed for increased air flow and a humidity activated switch.

Recommendation

Contact a qualified professional.



6: BUILT-IN APPLIANCES

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Information

Dishwasher: Brand Kenmore	Refrigerator: Brand Kenmore	Range/Cooktop: Range/Cooktop Brand GE
Range/Cooktop: Range/Cooktop Energy Source Gas	Range/Cooktop: Exhaust Hood Type Re-circulate	Garbage Disposal: Brand In-Sink-Erator
Built-in Microwave: Brand GE		

Deficiencies

6.3.1 Range/Cooktop

ANTI-TIP BRACKET NOT INSTALLED

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Safety Hazard and/or Requires Immediate Attention

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

7: ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Information

Service Entrance Conductors: Electrical Service Conductors Underground, 220 volts	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity Rating 125 AMP	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer General Electric
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location N/A	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Capacity Rating N/A
Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Not visible, NM Sheathed Wiring	

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Exterior



Deficiencies

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

CORROSION

⚠ Safety Hazard and/or Requires Immediate Attention

Evidence of corrosion/moisture intrusion was observed. Recommend evaluation and remediation of moisture. Once the source has been determined, a new panel should be installed.

Recommendation

Contact a qualified electrician.





7.4.1 Outlets, Switches & Lighting

COVER PLATE SCREWS MISSING

One or more screws are missing a cover plate. Recommend installing new screws to keep cover plate properly installed.

Recommendation

Contact a qualified electrician.



2nd Floor Bathroom

8: HEATING

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Information

Equipment: Brand Comfortmaker	Equipment: Energy Source Gas	Equipment: Location Attic
Equipment: Year Built 1997	Distribution Systems: Ductwork Insulated	Fireplaces: Fuel Source Gas logs
Equipment: Heat Type Forced Air		



Equipment: Temperature Differentials

Deficiencies

8.2.1 Equipment

UNIT NEARING END OF SERVICE LIFE

The furnace is nearing the end of it's useful life. Normal life expectancy is 15 - 25 years. Budget for newer unit in the next few years.

Recommendation

Contact a qualified HVAC professional.

8.2.2 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

8.2.3 Equipment

MISSING DRIP LEG/SEDIMENT TRAP

No sediment trap was installed in the gas supply line. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practices.

Recommendation

Contact a qualified plumber.

8.5.1 Fireplaces

CORROSION OBSERVED

Corrosion was noted in the fireplace. This is usually an indication of a leak where the chimney penetrates the roof covering. Have a qualified professional evaluate and make repairs as necessary.

Recommendation

Contact a qualified fireplace contractor.



9: COOLING

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Information

Cooling Equipment: Brand Carrier	Cooling Equipment: Energy Source/Type Electric, Central Air Conditioner	Cooling Equipment: Year Built 2003
Distribution System: Configuration Split, Packaged		
Cooling Equipment: Location Side of house		



Cooling Equipment: Temperature Differentials

Deficiencies

9.2.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation, which can lead to water damage and corrosion.

Recommendation

Contact a qualified HVAC professional.



9.2.2 Cooling Equipment

CONDENSER FINS DIRTY

Have condenser evaluated, cleaned, and serviced by an HVAC professional.

Recommendation

Contact a qualified HVAC professional.

9.2.3 Cooling Equipment

UNIT NEARING END OF SERVICE LIFE

Air conditioning systems have a life expectancy of between 7 - 15 years, depending on use and maintenance. Continue yearly service of the system and budget for a new system in the future.

Recommendation

Contact a qualified HVAC professional.

9.2.4 Cooling Equipment

UNIT NEEDS SERVICE/CLEANING

The air conditioning system is in need of service now and annually. Recommend a qualified HVAC contractor clean and service the system.

Recommendation

Contact a qualified HVAC professional.

10: PLUMBING

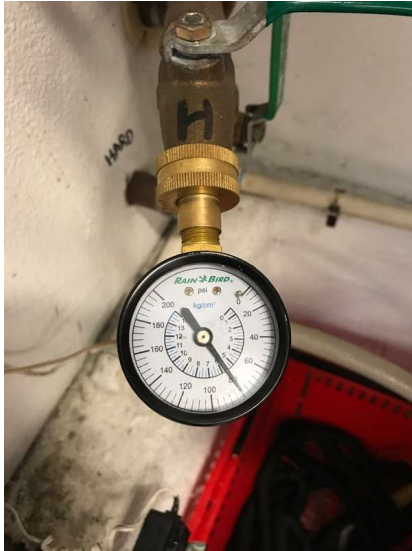
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Information

Water Source Public	Drain, Waste, & Vent Systems: Material Plastic	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper
Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper	Water Heater, Flues & Vents: Power Source/Type Gas	Water Heater, Flues & Vents: Capacity 25 gallons
Water Heater, Flues & Vents: Year Built 2010		

Water Pressure

80 PSI



Main Water Shut-off Device: Location

Garage



Water Heater, Flues & Vents: Manufacturer

Bradford & White

We recommend flushing & servicing your water heater tank annually for optimal performance.

Water Heater, Flues & Vents: Location

Garage

**Gas/Fuel Distribution Systems: Main Gas Shut-off Location**

Gas meter



Deficiencies

10.2.1 Drain, Waste, & Vent Systems

CORROSION AND MINERAL BUILD-UP

The build-up usually indicates a loose connection at the joint. Have a plumber repair or replace the affected components as necessary.

Recommendation

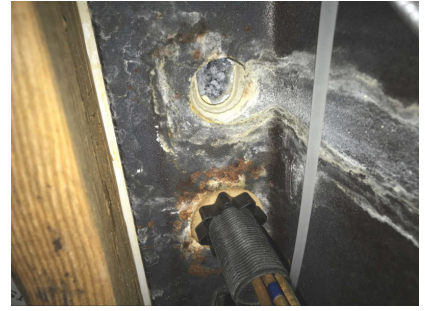
Contact a qualified plumber.



Kitchen



Kitchen



Kitchen

10.2.2 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumber.



1st Floor Bathroom



Master Bathroom

10.3.1 Water Supply, Distribution Systems & Fixtures

FAUCET VALVE LEAKING

The faucet valve was leaking. This can damage surrounding building materials. Hidden damage may exist. Have a qualified contractor evaluate and make necessary repairs.

Recommendation

Contact a qualified plumber.



Master Bathroom

10.3.2 Water Supply, Distribution Systems & Fixtures

TUB SPOUT NOT SEALED

The tub spout was not properly sealed to the wall. This can lead to moisture intrusion and hidden damage to the interior of the wall. Recommend having the spout sealed to the wall per standard building practices.

Recommendation

Contact a qualified professional.



2nd Floor Bathroom

10.3.3 Water Supply, Distribution Systems & Fixtures

WATER PRESSURE READS > 80 PSI

The water supply pressure was near or greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to leak with higher pressures. 60-70 PSI is considered the normal range for water pressure in a home. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. Installing a pressure regulator on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the

water heater if one is not already installed.

Recommendation

Contact a qualified plumber.

10.4.1 Water Heater, Flues & Vents

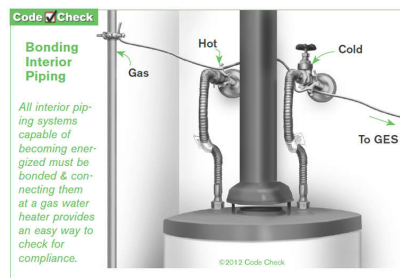
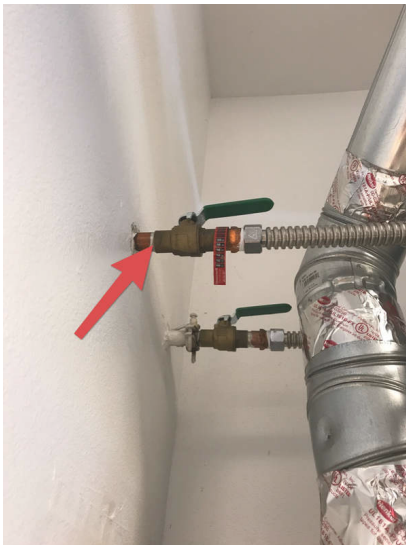
BONDING CLAMP NOT INSTALLED

⚠ Safety Hazard and/or Requires Immediate Attention

The bonding clamp was not installed on the water pipe. This is a potential safety hazard for shock. Normally, metallic non-current carrying systems such as water and gas piping are connected electrically (bonded) to reduce potential energy differences between such systems, and the risk of shock. Recommend that a qualified electrician or contractor evaluate and repair per standard building practices.

Recommendation

Contact a qualified electrician.



10.4.2 Water Heater, Flues & Vents

EXPANSION TANK NOT PRESENT

No thermal expansion tank was installed at the water heater, and the plumbing system may be "closed" based on the observation of a pressure-reducing valve installed in this system. Some pressure-reducing valves have an integrated bypass check valve that allows water under high pressure from thermal expansion to flow back to the supply main. However, the inspector was unable to determine if the pressure-reducing valve in this system was equipped with such a bypass check valve. If none is present then the system is "closed," and an expansion tank should be installed to allow room for water in the system to expand. Without one, the water heater's temperature-pressure relief valve can leak or become damaged, or toilets can "run" due to excess pressure overcoming the fill valve. Recommend that a

qualified plumber evaluate further and install an expansion tank per standard building practices if necessary.

Recommendation

Contact a qualified plumber.

10.4.3 Water Heater, Flues & Vents

IMPROPER SEISMIC STRAP INSTALLATION

Without proper installation, the water heater can move during an earthquake and may tip over or cause damage to nearby gas lines. Have a qualified contractor properly install seismic straps to prevent movement during an earthquake. Here's a link to the [California State approved installation methods](#) for reference.

Recommendation

Contact a qualified appliance repair professional.



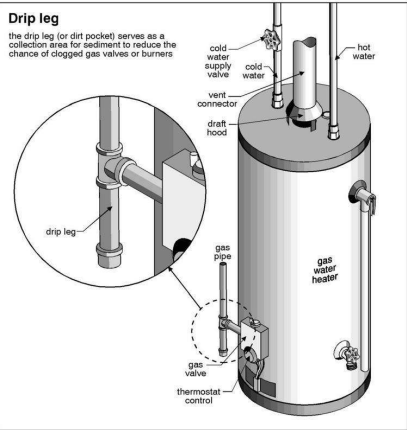
10.4.4 Water Heater, Flues & Vents

SEDIMENT TRAP NOT PRESENT

The gas line did not have a sediment trap installed. Sediment traps prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practices.

Recommendation

Contact a qualified plumber.



11: GARAGE

Information

Overhead Garage Door:
Material
Aluminium, Insulated

12: ATTIC, INSULATION & VENTILATION

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Information

Attic Insulation: Approximate Depth (in.) 5	Attic Insulation: Insulation Type Fiberglass	Ventilation: Ventilation Type Passive, Soffit Vents, Roof Vents
Exhaust Systems: Exhaust Fans Fan Only		

Deficiencies

12.1.1 Attic Hatch

HATCH UNINSULATED

Without insulation, the house becomes less energy efficient. Add insulation to the top of the hatch.

Recommendation

Recommended DIY Project

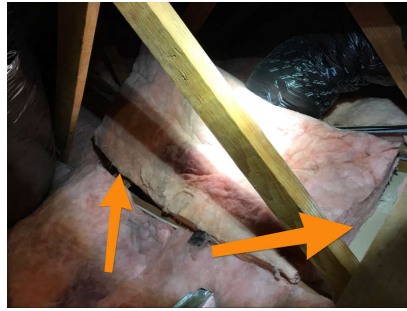
12.2.1 Attic Insulation

MISSING OR DISPLACED IN SOME AREAS

Recommend adding insulation or re-installing current insulation.

Recommendation

Contact a qualified professional.



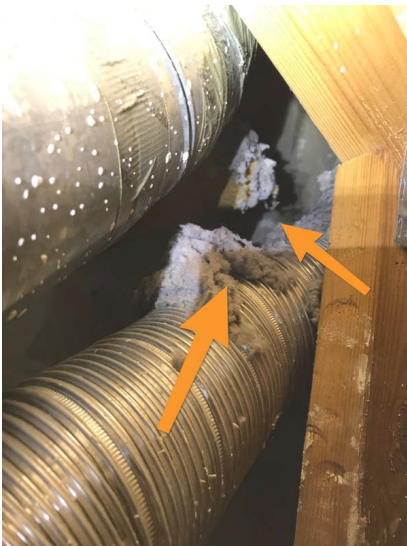
12.4.1 Exhaust Systems

DRYER VENT DAMAGED/LEAKING

The dryer vent was damaged or is otherwise leaking. Lint from the vent can accumulate, which it a fire hazard. Have the vent repaired and cleaned before move-in and annually.

Recommendation

Contact a qualified handyman.



13: ADDITIONAL RESOURCES

Information

Your Resources

CA PUBLIC RESOURCES CODE

25401.7. At the time a single-family residential dwelling is sold, a buyer or seller may request a home inspection, as defined in subdivision (a) of Section 7195 of the Business and Professions Code, and a home inspector, as defined in subdivision (d) of Section 7195 of the Business and Professions Code, shall provide, contact information for one or more of the following entities that provide home energy information: (a) A nonprofit organization. (b) A provider to the residential dwelling of electrical service, or gas service, or both. (c) A government agency, including, but not limited to, the commission.

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

California Energy Commission, for information on utility bill assistance programs: 800-772-3300

or www.consumerenergycenter.org

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

PRE-CLOSING WALK-THROUGH

The final walk-through prior to closing is the time for buyer to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Visual restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The buyer should be thorough in their evaluation of the property during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing.

The following are recommendations for the pre-closing walk-through your new house.

1. Check the heating and cooling system.
 - Switch the thermostat to HEAT and adjust the temperature setting above the ambient temperature of the house. The system should ignite the furnace and begin air flow within a few minutes. Confirm that the heating system is running and generating sufficient heat.
 - Switch the system to standby by switching the thermostat to OFF and wait a few minutes (this can take as long as 30 minutes on some systems).
 - Switch the thermostat to COOL mode and adjust the temperature setting below the ambient temperature of the house. Confirm the outside air conditioning unit is running and the system is generating sufficiently cool air inside. Note: The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

ENERGY SAVING WEBSITES/TIPS:

Perhaps you never thought of your home as a likely place to save you a lot of money, but it is. Most homes are far from being energy-efficient. That means if you are using more energy than you have to, you are also paying higher monthly bills than necessary. By checking out the following energy saving web-sites, you will be able to gain some wise energy saving ideas that you will be able to put to use right away. You can do many of them yourself, others may require the services of a licensed contractor:

<http://www.energystar.gov/>

http://www.eere.energy.gov/buildings/building_america

<http://www.aceee.org/consumerguide>

<http://www.efficientwindows.org>