



## 2.4.1 Walkways, Patios &amp; Driveways

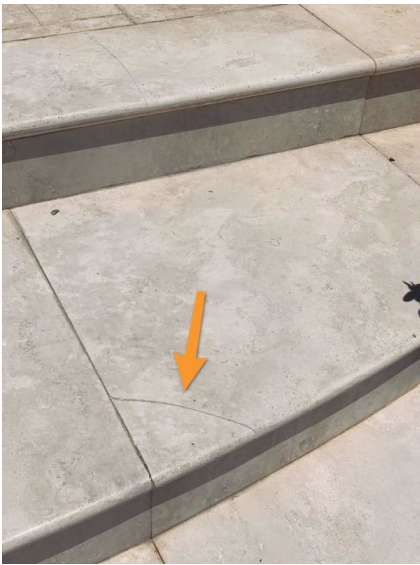
**PATIO WALKWAY CRACKING - MINOR**

We observed several cracked tiles at the front exterior entry, posterior patios, and walkways. This condition does not pose a trip or safety hazard at this time. However, we recommend monitoring.

Attached are some sample photos.

## Recommendation

Contact a qualified tile contractor



## 3.1.1 Coverings

**LOOSE & DISPLACED TILES**

We noticed several loose and displaced tiles, This is a common condition and roofs with this type of system need periodic adjustments/repairs. There was no evidence of interior water intrusion or visible interior damage at this time

Attached is a sample photo highlighting areas where we observed this condition.

Recommendation

Contact a qualified roofing professional.



#### 4.4.1 Concrete Pad

### SETTLING CRACKS

The patio slab had minor settling cracks in the stone tile.

Recommendation

Contact a qualified professional.

#### 4.7.1 BBQ

### INOPERABLE

We could not light or inspect this unit.

We recommend verification before the close of your escrow if this unit is of concern to you.

Recommendation

Contact a qualified appliance repair professional.



#### 6.6.1 Carbon Monoxide Alarms

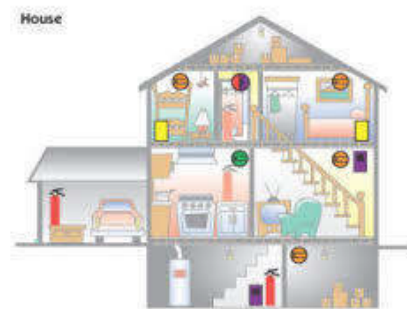
### NO INSTALLATION OR INOPERABLE



Carbon Monoxide Detector Installation. Carbon monoxide detectors required by the law on the State of California should be installed properly. As a general practice smoke detectors shall be installed: On a wall about five feet above from floor level. Apr 29, 2018

Recommendation

Contact a qualified electrical contractor.



#### 6.8.1 Exterior Lighting

### SEVERAL LIGHTS ARE INOPERABLE.

Several of the landscape lights are inoperable.

This could be as simple as replacing bulbs, we recommend verification.

Also, we observed broken fixtures at the side yard and posterior.

Recommendation

Contact a qualified electrical contractor.





### 7.3.1 Central Air Conditioning System(s)

#### **SERVICE NEEDED**

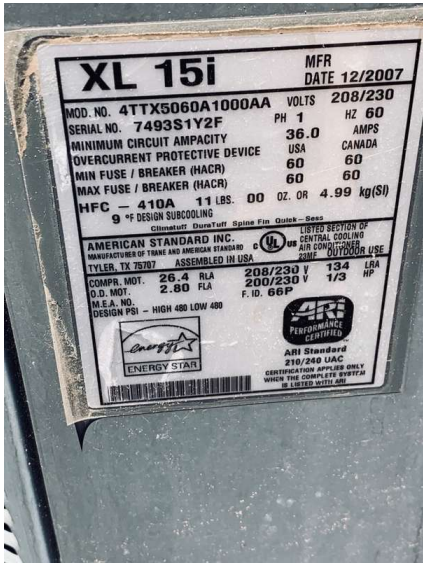
5 Units (Exterior) 1 Fujitsu Minisplit Unit.

\*HVAC units are operational at time of inspection. However, due to age, variable conditions & use of these units, we recommend service and verification by an HVAC specialist. We observed Dirty exterior coils and dirty interior filters.

#### Recommendation

Contact a qualified HVAC professional.





### 7.4.1 Forced Air Heating Equipment **NEEDS SERVICING/CLEANING**

5 Units (Interior) 1 Fujitsu Mini-split Garage Unit.

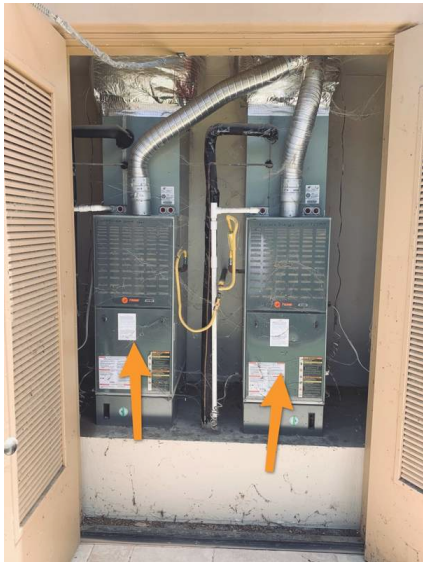
The furnaces should be cleaned and serviced semi-annually.

We 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.



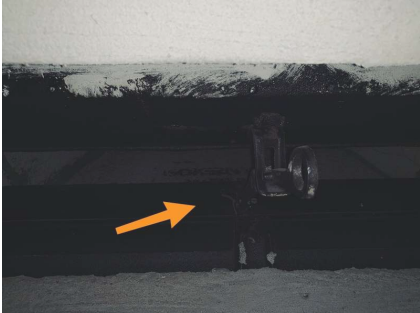
### NO DAMPER STOP CLAMP

The interior units are not equipped with required damper stops.

When is a damper clamp required? A damper clamp is required by code when artificial gas logs or a log lighter are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. Mar 22, 2015

Recommendation

Contact a qualified fireplace contractor.



No Damper stops installed.



13.16.1 Wine Coolers

### WINE COOLERS

All wine coolers and minifridges and icemakers were turned off at the time of inspection. Due to the time period that it would take to get these appliances to come to full temperature, we recommend further evaluation and verification of proper operation before the close of your escrow.

Recommendation

Contact a qualified professional.

26.8.1 Audio Visual

### AUDIO VISUAL

Cal-Spec Inc. Does not inspect the TVs or stereo equipment.

If this is a concern of yours we recommend that you have an audiovisual professional give you a further evaluation.

Recommendation

Contact a qualified professional.



29.4.1 Lights

### LIGHT/TIMER

The unit has been set to daylight hours. We Recommend adjusting programmable remote system.

Recommendation

Contact a qualified professional.

30.6.1 Deck, Coping, Tile

### DECK, COPING & TILE



We noted hairline cracks in the pavers/tiles around the pool and pool area.



We recommend further evaluation by a licensed tile contractor.

Recommendation  
Contact a qualified professional.

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### 30.7.1 Heater

#### **SERVICE NEEDED**

Unit is operational, However we detected dirt and debris on the burner tray assembly as well as the heat exchanger.

We recommend further evaluation by a licensed swimming contractor.

Recommendation  
Contact a qualified Swimming Pool Contractor



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### 30.12.1 Liner/ Plaster, Pebble Tec

#### **MINERAL BUILD UP AT WATER LINE**

There was a minor to moderate mineral build up at the water line of this pool.

Recommendation  
Contact a qualified professional.

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### 30.13.1 Mandatory PoolSafety Equipment

#### **SAFETY EQUIPMENT**

California Pool Owners As of January 1, 2018, pool owners will need to install at least 2 of 7 specified drowning prevention safety features to reduce the serious risk of drowning. We strongly recommend consulting a licensed pool contractor for details and corrections to this new building and safety code.

Below is one example of pool access door alarms.

Recommendation  
Contact a qualified professional.

