



**Orange Coast Property Services**

**South Coast Property Services**

**(949) 454-7900 -- (760) 585-2355**

Doc #:	SAMPLE	Inspector:	Certified Inspector
Date:	1/2/2023		
Address:	123 S Main St Any City CA		
Client Name:	Mr. & Mrs. Buyer		

We attempt to give the client a comprehensive, clear-cut, unbiased view of the building. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the building can and do experience failure without prior indications. This report is a snap shot of the condition of the building at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in building. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



# TABLE OF CONTENTS

SECTION	PAGE
<a href="#">Cover Page.....</a>	<a href="#">1</a>
<a href="#">Table of Contents.....</a>	<a href="#">2</a>
<a href="#">Intro Page.....</a>	<a href="#">4</a>
<a href="#">1 EXTERIOR.....</a>	<a href="#">5</a>
<a href="#">2 ROOF.....</a>	<a href="#">8</a>
<a href="#">3 ATTIC.....</a>	<a href="#">9</a>
<a href="#">4 PATIO.....</a>	<a href="#">10</a>
<a href="#">5 BALCONY.....</a>	<a href="#">11</a>
<a href="#">6 GARAGE.....</a>	<a href="#">12</a>
<a href="#">7 HEATING AND AIR CONDITIONING.....</a>	<a href="#">13</a>
<a href="#">8 PLUMBING.....</a>	<a href="#">16</a>
<a href="#">9 WATER HEATER.....</a>	<a href="#">17</a>
<a href="#">10 ELECTRICAL.....</a>	<a href="#">17</a>
<a href="#">11 SMOKE/CARBON MONOXIDE DETECTORS.....</a>	<a href="#">19</a>
<a href="#">12(A) LIVING ROOM FIREPLACE.....</a>	<a href="#">19</a>
<a href="#">12(B) FAMILY ROOM FIREPLACE.....</a>	<a href="#">19</a>
<a href="#">12(C) MASTER BEDROOM FIREPLACE.....</a>	<a href="#">20</a>
<a href="#">13 OTHER SYSTEMS.....</a>	<a href="#">20</a>
<a href="#">14 KITCHEN.....</a>	<a href="#">20</a>
<a href="#">15 LAUNDRY.....</a>	<a href="#">22</a>
<a href="#">16 HALF BATH.....</a>	<a href="#">23</a>
<a href="#">17(A) GUEST BEDROOM BATHROOM.....</a>	<a href="#">23</a>
<a href="#">17(B) LEFT BEDROOM BATHROOM.....</a>	<a href="#">24</a>
<a href="#">17(C) MIDDLE BEDROOM BATHROOM.....</a>	<a href="#">25</a>
<a href="#">17(D) MASTER BATHROOM.....</a>	<a href="#">26</a>
<a href="#">18 ENTRY.....</a>	<a href="#">27</a>

19 LIVING ROOM ..... 28

20 DINING ROOM ..... 28

21 FAMILY ROOM..... 28

22 OFFICE ..... 29

23 HALL/STAIRS ..... 29

24(A) GUEST BEDROOM..... 30

24(B) LEFT BEDROOM ..... 30

24(C) MIDDLE BEDROOM ..... 30

24(D) RIGHT BEDROOM ..... 31

24(E) MASTER BEDROOM..... 31

25 POOL/SPA/POND..... 32

This report may contain digital photographs of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. ALL DEFECTS ARE NOT PHOTOGRAPHED; the entire written report must be reviewed.

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

S: The items inspected appeared in serviceable condition at time of inspection.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

N: The item was not present at the time of inspection.

Operable: The item inspected operated properly at time of inspection.

## GENERAL CONDITIONS

Structure Type:	The house is a single family.
Levels:	Two story structure.
Lot Type:	Building is built on a flat lot with a slope in the rear.
Estimated Age:	25 to 30 years.
Weather Conditions:	Overcast.
Occupancy:	Home was occupied at the time of inspection.
Viewed From:	Street.

## EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. As per our inspection agreement, we do not inspect for termites, dry rot, fungus, or other wood destroying insects or organisms as that is a specially licensed trade. If deterioration and/or damage is noted on the exterior or interior of this home, we suggest further review of the termite report. Regardless of the age of the building, we recommend inquiring about any permits and inspection reports with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

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**Driveway:**

Pavers

**Siding:**

Stucco

**Foundation:**

Concrete Slab Construction

**Walkways:**

Paver/Tile, Stone

**Trim:**

Stucco, Wood

**Wall/Fence/Gate:**

Block, Metal, Stone, Wood

**Windows & Frames:**

Wood

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Step #	Component	Comment
1.0	Driveway	<b>Condition:. Uneven joints noted as a possible trip hazard.</b>
1.1	Walkways/Stairs	<b>Condition:. Uneven materials noted as a possible trip hazard.</b>  <b>Cracked tile noted.</b>
1.2	Walls/Fence/ Gates	<b>Condition:. Loose handle noted at front left gate.</b>  <b>Right side gate does self close but does not latch for pool and spa safety, suggest further review with a specialist.</b>  <b>Left side rear gate rubs and sticks to post and walkway.</b>  <b>Left side gate does not self close and latch for pool and spa safety, suggest further review with a specialist.</b>  <b>Deteriorated wood noted.</b>  <b>Rusted and deteriorated metal sections observed.</b>  <b>Unable to fully inspect due to vegetation.</b>  <b>Blistering stucco observed.</b>

1.3 Siding **Condition: Discolored stucco observed.**

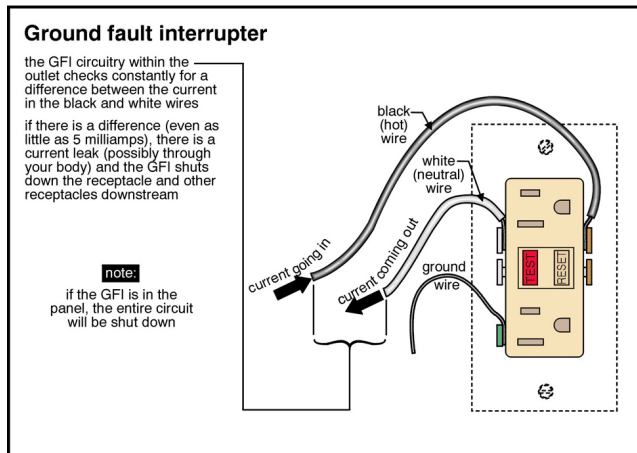
**Common cracks noted.**

1.4 Trim **Condition: Deteriorated wood noted.**

1.5 Window Frames **Condition: Deteriorated wood noted.**



1.6 Electrical **Serviceable. Ground fault circuit interrupters are provided for safety. We suggest periodic testing to ensure proper working order.**



GFCI

1.7 Gutters/ Downspouts **Condition: Evidence of leaking noted.**

**Suggest gutters be cleaned out as part of normal maintenance to ensure proper drainage.**

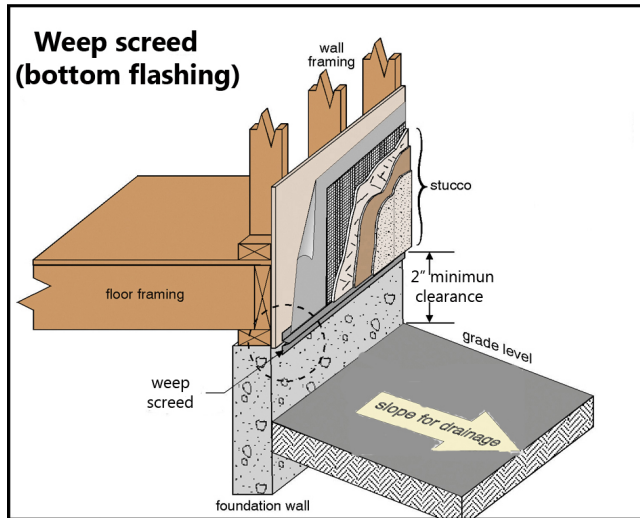
1.8 Sprinklers **Condition: System was tested in manual override only. Accuracy of the timing clock was not tested. Timer is located at the pool equipment.**

**Sprinkler heads should be adjusted to prevent spraying of the siding and trim.**

- 1.9 Bell/Chime S.
- 1.10 Chimney Spark arresters are installed as a safety feature.
- 1.11 Lot Grade/Drainage **Condition:.** Some drains are full of debris, suggest cleaning to ensure proper drainage.

**Ground drains noted, not tested as they are beyond the scope of this inspection.**

**Home is built on a flat lot with a slope in the rear. Geological evaluations are beyond the scope of this report. We recommend consulting with a geotechnical engineer if concerned by conditions listed in this report or which you have observed. Grade at the foundation appears to be inadequate; Soil is above the weep screed (bottom flashing).**



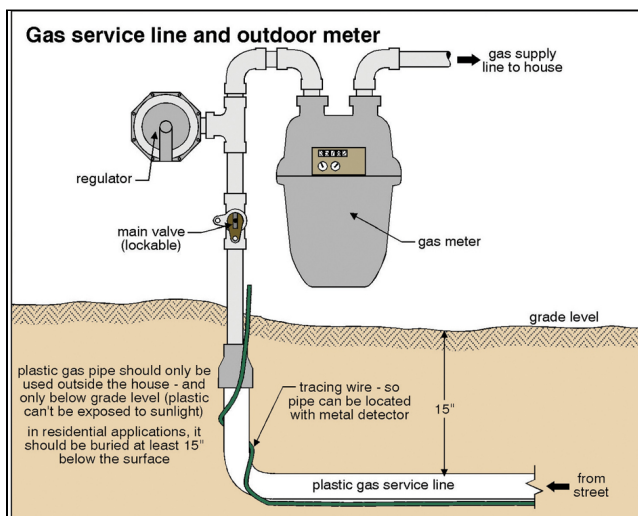
**WEEP SCREED**



1.12 Gas Meter

Condition:. Rusted gas lines noted.

Gas meter is located on the left side.



TRACER WIRE

1.13 Foundation

S.

1.14 Other Comments

Condition:. Low voltage exterior lighting systems noted with inoperable/damaged lights. Systems were tested in manual override only. Accuracy of the timing clocks were not tested.

Thermopane double pane windows noted in the home. The inspector is unable to determine if all double pane insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Dirt, tinting and changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double pane windows, consult the seller and/or a licensed window contractor prior to closing.

## ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

Roof Type:  
Hip

Roof Material Type:  
Tile

Method Used to Inspect Roof:  
Ground, Ladder, Binoculars

Step #	Component	Comment
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2.0 Flashing S.

2.1 Condition

**Roof shows normal wear for its age and type; appears to be in serviceable condition. Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, is part of an association or is composed of materials which can be damaged if walked upon, the roof is not mounted by inspector. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.**



2.2 Skylights S.

2.3 Roof Penetrations S.

## ATTIC

**Method Used to Inspect Attic:**  
Viewed From Entry

**Roof Structure & Sheathing:**  
Rafters, OSB Sheathing

**Attic Insulation:**  
Fiberglass Batts

Step #	Component	Comment
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3.0 Access **Located in the master bedroom closet.**

**Limited inspection of the attic due to personal belongings.**



3.1 Framing **S.**

3.2 Sheathing **S.**

3.3 Evidence of Leak **No.**

3.4 Insulation **S.**

3.5 Ventilation **Appears to be adequate.**

3.6 Electrical **S.**

## PATIO

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**Cover:**  
Wood

**Deck/Slab:**  
Tile

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Step #	Component	Comment
4.0	Cover	<b>S.</b>
4.1	Enclosure	<b>N.</b>

- 4.2 Electrical **Condition: Waterproof cover is not present at the switch, suggest replacing for safety.**
- Unable to test one outlet, weather cover is painted over.**
- Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.**



- 4.3 Deck/Slab **Condition: Cracked tile noted.**
- 4.4 Stairs/Steps **N.**
- 4.5 Railing **N.**

## BALCONY

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### Deck/Slab:

Composition Material

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Step #	Component	Comment
5.0	Cover	N.
5.1	Enclosure	N.
5.2	Electrical	S.
5.3	Deck/Slab	S.
5.4	Stairs/Steps	N.
5.5	Railing	S.

## GARAGE

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**Garage Type:**

Attached, Three-Car

**Exterior Siding:**

Stucco

**Roof:**

Roof &amp; Living Area Above

**Slab:**

Concrete

**Garage Door:**

Wood Roll-Up Type

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Step #	Component	Comment
6.0	Exterior	S.
6.1	Roof	S.
6.2	Slab	S.
6.3	Garage Door	S.
6.4	Garage Door Hdwr	S.
6.5	Door Opener	<b>Operable. These garage door openers are equipped with safety reverse devices which operated when tested at the time of inspection. The U.S. product safety commission recommends these devices be checked monthly.</b>
6.6	Windows	N.
6.7	Screens	N.
6.8	Access Door	<b>Condition:. Does not latch.</b>
6.9	Fire Door	<b>Condition:. Suggest adjusting the self-closer to close the door completely for fire safety.</b>
6.10	Fire Wall	S.
6.11	Electrical	<b>Condition:. Bulb is not present at the light fixture.</b>
		<b>Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.</b>

## HEATING AND AIR CONDITIONING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or any other potentially hazardous materials is not within the scope of this report. If the home was built prior to 1978, testing or additional inspection(s) by a specialist may be warranted. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

The adequacy, efficiency or even distribution of air throughout the building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

*DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANACE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.*

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<b>Heating System Location:</b>	<b>Heating System Type:</b>	<b>Number of Heating Systems:</b>
Garage, Hall Closet	Gas Forced Air	Two

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Step #	Component	Comment
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7.0 Heating

Operable.



7.1 Venting

S.

## 7.2 Air Conditioning

**Condition:.** Two compressors are located on the right side. Rust and deterioration noted on the compressor housing.

**66 ° noted at the intake; 46 ° noted at the register, units are cooling within guidelines.**



## 7.3 Thermostat

**Operable. Located in the downstairs hall in the master bedroom.**



7.4 Ducting

**Condition: Deteriorated plastic wrap noted.**

## PLUMBING

### Plumbing Water Distribution

Type:

Copper

Step #	Component	Comment
8.0	Main Shut-off	<p><b>Main shut-off is located in the garage.</b></p> <p><b>The main water shut-off was not tested. These can fail at any time due to non-use and corrosion.</b></p>
8.1	Drain/Waste Vents	<b>S.</b>
8.2	Other Comments	<b>Pressure regulator and 60 psi noted.</b>





## WATER HEATER

**Gallons:**  
75

**Type:**  
Gas

**Location:**  
Garage

Step #	Component	Comment
9.0	Temperature Relief Valve	<b>Temperature pressure relief valve is installed as a safety measure.</b>
9.1	Condition	<b>Operable.</b>



9.2	Strapping	<b>Water heater is anchored or strapped to resist horizontal displacement due to earthquake motion.</b>
9.3	Recirculation Pump	<b>S.</b>
9.4	Venting	<b>S.</b>

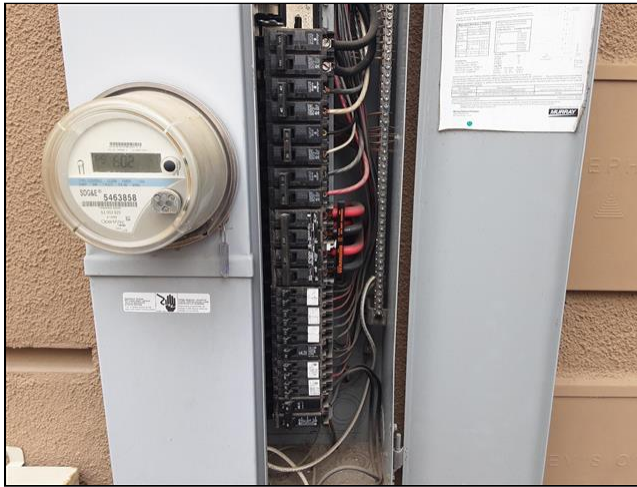
## ELECTRICAL

**Service Amperage:**  
200 AMPS

Step #	Component	Comment
10.0	Service Entrance	<b>Service entrance is underground.</b>

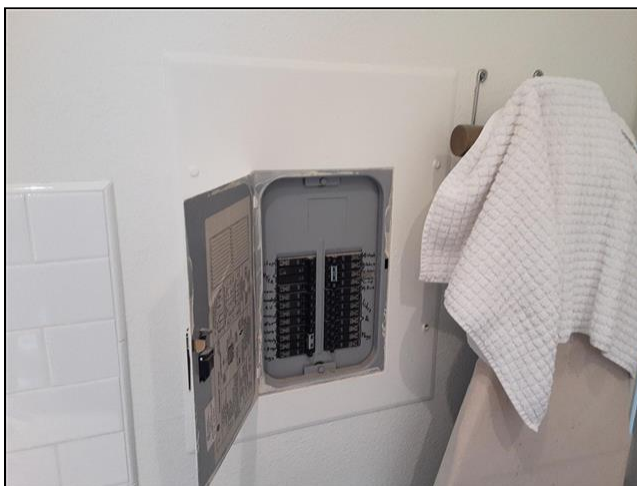
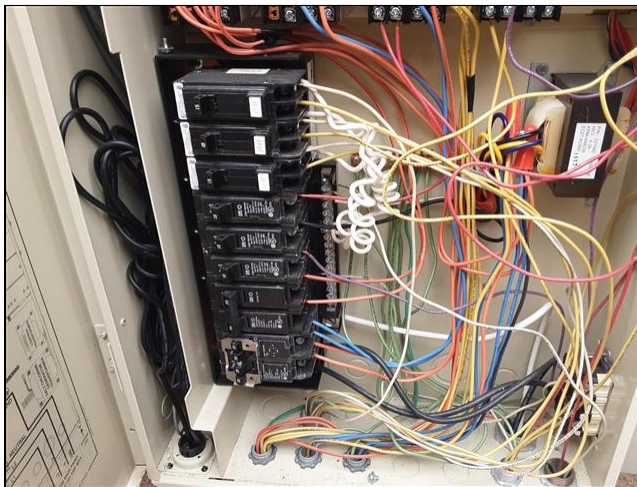
## 10.1 Main Panel

**Main panel is located on the left side.**



## 10.2 Sub Panel

**Condition: Sub panel is located at the pool equipment and laundry room. Unable to access behind the sub panel cover, painted over.**



## 10.3 Overload Protection

**Overload protection is provided by breakers.**

## 10.4 Main Disconnect

**Main disconnect noted.**

## 10.5 Wiring

**Low branch circuit wiring is copper.**

10.6 Futures Futures are provided for possible expansion.

## **SMOKE/CARBON MONOXIDE DETECTORS**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
11.0	Location 1	<b>Hall.</b>
11.1	Testing 1	<b>Serviceable. We suggest periodic testing of the smoke and carbon monoxide detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.</b>
11.2	Location 2	<b>Bedrooms.</b>
11.3	Testing 2	<b>Serviceable. We suggest periodic testing of the smoke detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.</b>

## **LIVING ROOM FIREPLACE**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
12.0.A	Gas Jet	<b>Gas jet is provided, gas flowed when tested.</b>
12.1.A	Other Comments	<b>Condition:. Doors are not present.</b>  <b>Safety screen is not present.</b>  <b>Glass noted in the fireplace and damper is not permanently blocked in the open position. This is a possible safety hazard if gas is used. Moveable dampers in gas fireplaces are hazardous due to the gases emitted after the gas is turned off. The glass can emit gas long after the fire is turned off.</b>

## **FAMILY ROOM FIREPLACE**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
12.0.B	Gas Jet	<b>Gas jet is provided, gas flowed when tested.</b>
12.1.B	Other Comments	<b>Fireplace is serviceable.</b>

## MASTER BEDROOM FIREPLACE

Step #	Component	Comment
12.0.C	Gas Jet	<b>Gas jet is provided, gas flowed when tested.</b>
12.1.C	Other Comments	<b>Fireplace is serviceable.</b>

## OTHER SYSTEMS

Step #	Component	Comment
13.0	Other Systems	<p><b>Condition: Security system noted, not tested as it is beyond the scope of this inspection.</b></p> <p><b>Sound system noted, not tested as it is beyond the scope of this inspection.</b></p> <p><b>Central vacuum motor activated when tested at time of inspection. Hoses and power heads not tested.</b></p>

## KITCHEN

The kitchen inspection is a combination of visual and functional. Shut-off valves and angle stops under sinks are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Appliances are operated, if power is supplied. Calibrations to cooking systems and oven self-cleaning cycle and timers are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

<b>Floors:</b> Wood	<b>Countertops:</b> Granite
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Step #	Component	Comment
14.0	Floors	<b>S.</b>
14.1	Walls	<b>S.</b>
14.2	Ceiling	<b>S.</b>
14.3	Doors	<b>S.</b>
14.4	Windows	<b>S.</b>
14.5	Screens	<b>Condition: Bent frame noted.</b>
14.6	Cabinets	<b>S.</b>

- 14.7 Countertops S.
- 14.8 Electrical **Condition:.** Some outlets are not GFCI protected, noted as a possible safety hazard, suggest further review with a licensed electrician.

**Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.**

- 14.9 Sinks **Serviceable. Two sinks noted.**
- Stainless steel.**

- 14.10 Faucets S.

- 14.11 Traps/Drains/Supply **Condition:.** Unable to inspect under island sink, no access to drain lines.



- 14.12 Disposal **Condition:.** Make: ISE. Two units noted.
- Rust noted on the interior, not leaking at the time of inspection.**

**Units are operable.**

- 14.13 Dishwasher **Operable. Make: Kitchen-Aid. Two units noted.**

**Our inspection is limited to operating the unit on the normal wash cycle only. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.**

- 14.14 Stove/Cooktop **Operable. Make: Dacor. Gas.**

- 14.15 Oven **Operable. Make: Kitchen-Aid. Electric.**

**Double ovens noted.**

14.16	Hood/Fan	<b>Condition: Downdraft type.</b> <b>Unit is inoperable, suggest further review with an appliance technician.</b>
14.17	Microwave	<b>Operable. Make: G.E.</b>
14.18	Trash Compactor	<b>Operable.</b>
14.19	Water Filter	<b>N.</b>

## LAUNDRY

Step #	Component	Comment
15.0	Floors	<b>S.</b>
15.1	Walls	<b>S.</b>
15.2	Ceiling	<b>S.</b>
15.3	Doors	<b>Condition: Door opens partially on its own.</b>
15.4	Windows	<b>S.</b>
15.5	Screens	<b>N.</b>
15.6	Cabinets	<b>S.</b>
15.7	Electrical	<b>S.</b>
15.8	Exhaust Fan	<b>S.</b>
15.9	Laundry Tub	<b>S.</b>
15.10	Washer H/Up	<b>Condition: We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Drain stand and machines not tested.</b>

**Unable to fully inspect, blocked by machines.**



15.11 Dryer H/Up **Condition:.. Unable to fully inspect, blocked by machines.**

## HALF BATH

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Shut-off valves and angle stops under bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
16.0	Floors	S.
16.1	Walls	S.
16.2	Ceiling	S.
16.3	Doors	S.
16.4	Windows	N.
16.5	Screens	N.
16.6	Electrical	S.
16.7	Exhaust Fan	S.
16.8	Heating	S.
16.9	Sink	S.
16.10	Sink Faucet	<b>Condition:.. Aerator is clogged.</b>
16.11	Traps/Drains/Supply	S.
16.12	Toilet	S.
16.13	Counter/Cabinets	N.

## GUEST BEDROOM BATHROOM

Step #	Component	Comment
17.0.A	Floors	S.
17.1.A	Walls	S.
17.2.A	Ceiling	S.
17.3.A	Doors	S.
17.4.A	Windows	S.

17.5.A	Screens	S.
17.6.A	Electrical	<b>Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.</b>
17.7.A	Exhaust Fan	S.
17.8.A	Heating	S.
17.9.A	Tub	N.
17.10.A	Tub Enclosure	N.
17.11.A	Tub Faucet	N.
17.12.A	Shower	S.
17.13.A	Shower Door/ Enclosure	<b>Condition:. Shower door will leak if sprayed directly. While re-sealing may be required, this condition is not unusual and directing the showerhead away from the enclosure is recommended.</b>
17.14.A	Shower Faucet	S.
17.15.A	Sink	S.
17.16.A	Sink Faucet	S.
17.17.A	Traps/Drains/Supply	S.
17.18.A	Toilet	S.
17.19.A	Counter/Cabinets	S.

## LEFT BEDROOM BATHROOM

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
17.0.B	Floors	S.
17.1.B	Walls	S.
17.2.B	Ceiling	S.
17.3.B	Doors	S.
17.4.B	Windows	S.
17.5.B	Screens	N.
17.6.B	Electrical	S.
17.7.B	Exhaust Fan	S.



17.8.B	Heating	S.
17.9.B	Tub	N.
17.10.B	Tub Enclosure	N.
17.11.B	Tub Faucet	N.
17.12.B	Shower	<b>Condition: Cracked grout noted at the joints.</b>
17.13.B	Shower Door/ Enclosure	<b>Condition: Shower door will leak if sprayed directly. While re-sealing may be required, this condition is not unusual and directing the showerhead away from the enclosure is recommended.</b>
17.14.B	Shower Faucet	S.
17.15.B	Sink	<b>Condition: Cracked caulking noted at the sink/countertop joint.</b>
17.16.B	Sink Faucet	S.
17.17.B	Traps/Drains/Supply	<b>Condition: Corrosion noted, not leaking at the time of inspection.</b>
17.18.B	Toilet	S.
17.19.B	Counter/Cabinets	<b>Condition: Evidence of a past leak noted.</b>

## MIDDLE BEDROOM BATHROOM

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
17.0.C	Floors	S.
17.1.C	Walls	S.
17.2.C	Ceiling	S.
17.3.C	Doors	S.
17.4.C	Windows	S.
17.5.C	Screens	N.
17.6.C	Electrical	S.
17.7.C	Exhaust Fan	S.
17.8.C	Heating	S.
17.9.C	Tub	S.
17.10.C	Tub Enclosure	S.

17.11.C	Tub Faucet	<b>Condition: Stopper is not present.</b>
		<b>Includes showerhead.</b>
17.12.C	Shower	N.
17.13.C	Shower Door/ Enclosure	N.
17.14.C	Shower Faucet	N.
17.15.C	Sink	S.
17.16.C	Sink Faucet	S.
17.17.C	Traps/Drains/Supply	S.
17.18.C	Toilet	S.
17.19.C	Counter/Cabinets	S.

## MASTER BATHROOM

Step #	Component	Comment
17.0.D	Floors	S.
17.1.D	Walls	S.
17.2.D	Ceiling	S.
17.3.D	Doors	S.
17.4.D	Windows	<b>Condition: Skylight noted.</b>

**Condensation was noted in the double insulated thermal windows, which will reduce visibility and the insulation capability of the window. To restore visibility and regain the insulating capability, replacement of the window may be required. Suggest further review with a window contractor.**



17.5.D	Screens	S.
17.6.D	Electrical	<b>Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.</b>
17.7.D	Exhaust Fan	S.
17.8.D	Heating	S.
17.9.D	Tub	<b>Condition:. Whirlpool tub noted, does not stay activated on own, button needs to be held down, suggest further review with licensed plumber. Ground fault circuit interrupter is provided for safety next to shower. We suggest periodic testing to ensure proper working order.</b>
17.10.D	Tub Enclosure	N.
17.11.D	Tub Faucet	S.
17.12.D	Shower	S.
17.13.D	Shower Door/ Enclosure	<b>Condition:. Shower door will leak if sprayed directly. While re-sealing may be required, this condition is not unusual and directing the showerhead away from the enclosure is recommended.</b>
17.14.D	Shower Faucet	<b>Condition:. Showerhead leaks when in use.</b>
17.15.D	Sink	<b>Serviceable. Double.</b>
17.16.D	Sink Faucet	S.
17.17.D	Traps/Drains/Supply	S.
17.18.D	Toilet	S.
17.19.D	Counter/Cabinets	<b>Condition:. Evidence of a past leak noted.</b>

## ENTRY

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws can be overlooked, thus we suggest you double-check these items, if concerned. NOTE: AS POINTED OUT IN THE INSPECTION AGREEMENT, MATERIALS REGULARLY USED IN RESIDENTIAL CONSTRUCTION MAY CONTAIN POTENTIALLY HAZARDOUS SUBSTANCES SUCH AS ASBESTOS AND FORMALDEHYDE. OUR REPORT WILL NOT IDENTIFY THESE SUBSTANCES SINCE LABORATORY TESTING IS NECESSARY TO DETECT THEIR PRESENCE.

Step #	Component	Comment
18.0	Floors	S.
18.1	Walls	S.

18.2	Ceiling	S.
18.3	Doors	S.
18.4	Windows	S.
18.5	Screens	N.
18.6	Electrical	<b>Condition:. Loose outlet noted.</b>

## LIVING ROOM

Step #	Component	Comment
19.0	Floors	S.
19.1	Walls	S.
19.2	Ceiling	S.
19.3	Doors	<b>Condition:. No pool alarm noted, noted as a possible child safety hazard.</b>
19.4	Windows	<b>Condition:. Crank hardware is loose.</b>
19.5	Screens	N.
19.6	Electrical	S.

## DINING ROOM

Step #	Component	Comment
20.0	Floors	S.
20.1	Walls	<b>Serviceable. Common cracks noted.</b>
20.2	Ceiling	S.
20.3	Doors	N.
20.4	Windows	S.
20.5	Screens	N.
20.6	Electrical	S.

## FAMILY ROOM

Step #	Component	Comment
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21.0	Floors	S.
21.1	Walls	Serviceable. Common cracks noted.
21.2	Ceiling	S.
21.3	Doors	Condition:. No pool alarm noted, noted as a possible child safety hazard.
21.4	Windows	S.
21.5	Screens	Condition:. Bent frame noted.  Torn.
21.6	Electrical	S.

## OFFICE

Step #	Component	Comment
22.0	Floors	S.
22.1	Walls	S.
22.2	Ceiling	S.
22.3	Doors	N.
22.4	Windows	S.
22.5	Screens	S.
22.6	Electrical	S.

## HALL/STAIRS

Step #	Component	Comment
23.0	Floors	S.
23.1	Walls	S.
23.2	Ceiling	S.
23.3	Doors	S.
23.4	Windows	Serviceable. Skylight noted.
23.5	Screens	S.
23.6	Electrical	S.

23.7 Stairs S.

## GUEST BEDROOM

Step #	Component	Comment
24.0.A	Floors	S.
24.1.A	Walls	S.
24.2.A	Ceiling	Serviceable. Bathroom above, no signs of past leak.
24.3.A	Doors	S.
24.4.A	Windows	S.
24.5.A	Screens	S.
24.6.A	Electrical	Condition:. Loose outlet noted.
24.7.A	Closet/Wardrobe	S.

## LEFT BEDROOM

Step #	Component	Comment
24.0.B	Floors	S.
24.1.B	Walls	S.
24.2.B	Ceiling	S.
24.3.B	Doors	S.
24.4.B	Windows	S.
24.5.B	Screens	S.
24.6.B	Electrical	Condition:. Light fixture did not operate at the time of inspection, possibly due to a burnt out bulb. Suggest client test fixture with a new bulb prior to closing.
24.7.B	Closet/Wardrobe	S.

## MIDDLE BEDROOM

Step #	Component	Comment
24.0.C	Floors	S.

24.1.C	Walls	S.
24.2.C	Ceiling	S.
24.3.C	Doors	S.
24.4.C	Windows	S.
24.5.C	Screens	S.
24.6.C	Electrical	S.
24.7.C	Closet/Wardrobe	S.

## RIGHT BEDROOM

Step #	Component	Comment
24.0.D	Floors	S.
24.1.D	Walls	S.
24.2.D	Ceiling	S.
24.3.D	Doors	<b>Condition: Door closes partially on its own.</b>
24.4.D	Windows	S.
24.5.D	Screens	S.
24.6.D	Electrical	S.
24.7.D	Closet/Wardrobe	S.

## MASTER BEDROOM

Step #	Component	Comment
24.0.E	Floors	S.
24.1.E	Walls	<b>Serviceable. Common cracks noted.</b>
24.2.E	Ceiling	S.
24.3.E	Doors	<b>Condition: Does not latch.</b>
24.4.E	Windows	S.
24.5.E	Screens	S.
24.6.E	Electrical	S.

24.7.E Closet/Wardrobe S.

## POOL/SPA/POND

On October 11, 2017 California Governor Brown signed into law SB 442. The bill is known as the Pool Safety Act. This bill would, as part of the definition of home inspection for the transfer of real property, specify that an appropriate inspection of real property with a swimming pool, hot tub/spa or body of water more than 18 inches in depth would include a non-invasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven-specified drowning prevention safety features the pool, spa or body of water is equipped. The bill would also require that the information be included in the home inspection report, as specified:

1. A locking safety cover that meets ASTM standard F1346
2. A pool alarm that meets that meets ASTM standard F2208
3. A permanent pool barrier
4. A removable pool barrier that meets ASTM standard F2286
5. Exit alarms
6. Self-closing, self-latching device exterior doors
7. Other means of protection equal to or greater than standards established by ASTM or ASME

This report is required to specifically state if the pool, hot tub/spa or body of water greater than 18 inches deep has fewer than two of the above listed drowning prevention safety features. Furthermore, we will report on any and all barriers that can be verified by visual means only (not tested and a non-invasive inspection). Owners of the properties are not required to make repairs or installation of safety features. All repairs or installation of safety features need to be completed by a licensed contractor familiar with the standards contained in SB442. This report should only be used as reference for the clients.





**Type:**  
Pool & Spa  
**Coping:**  
Stone

**Location:**  
Rear

**Decking:**  
Tile

Step #	Component	Comment
25.0	Decking	<b>Condition:.. Cracked tile noted.</b>
25.1	Coping/Caulking	<b>Condition:.. Cracked grout noted.</b>  <b>Uneven joints noted as a possible trip hazard.</b>
25.2	Tile	<b>S.</b>
25.3	Dive Board	<b>N.</b>
25.4	Lights	<b>S.</b>
25.5	GFCI	<b>Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.</b>
25.6	Skimmer	<b>S.</b>
25.7	Heater	<b>Condition:.. Gas.</b>

**Service indicator light is on, suggest further review with a pool/spa specialist.**



25.8	Venting	<b>Condition:.. Unable to test.</b>
25.9	Filter	<b>S.</b>

25.10 Pressure Gauge **Condition:. Inoperable.**



25.11 Supply Lines **S.**

25.12 Pumps/Motors **Condition:. Leak noted, suggest further review with a specialist.**

**Rust noted at the housing.**



25.13 Bonding Grnd Wire **S.**

25.14 Blower **N.**

25.15 Safety Requirements **Condition:. This property does not meet the requirements of having two or more of the seven specific drowning prevention safety features as mandated in Law SB 442.**

25.16 Time Clock/Controls **Operable.**

25.17 Other Comments **Condition:. No pool/spa alarms noted at some interior doors, possible safety hazard, suggest further review with a specialist.**