

Corey Folsom, a member of  
**Corey Folsom & Associates**

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408-205-5915 (cell)

**Commercial & Residential Inspections**



**Property Inspection Report**

**268 Country Road  
Calabasas, CA 91302**

**September 29, 2024**

**Prepared for: New Buyer**

Our visual inspection is for performance-based serviceability and not code-compliance.

This confidential report is the property of the Client whose name appears above.

**Our Guiding Principles**

Uphold the high standards of professionalism of those who refer us.

Continually increase the breadth and depth of our knowledge.

## **Inspection Table of Contents**

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October 1, 2024

New Buyer

RE: 268 Country Road  
Calabasas, CA 91302

At your request we conducted a visual inspection of the accessible systems of this property on September 29, 2024. An earnest effort was made on your behalf.

Acceptance of this report by electronic or other means constitutes acceptance with the policies contained herein and the entirety of our Standard Inspection Agreement (Contract). **There are limitations to our inspection process. It is imperative that you read the Contract and the entire report, including the text box at the beginning of each section and the Scope of Inspection / Limitations page.**

This report is our opinion of the property condition on the day of the inspection only. A conversation with the owner or their agent is often informative to learn details of past corrective measures. This report is not intended to determine which items may need to be addressed per contractual requirements of a property transfer. Items that we left out of this overview may be very important to you. **Bold type throughout this entire report highlight suggested repair and maintenance items.** No warranty from us of any type is either expressed or implied. A structural pest inspection often provides areas of overlapping conditions. We recommend a complete reading of all other reports provided.

**We strongly recommend that qualified contractors promptly evaluate our concerns.** Consider REQUIRING that tradespeople provide photos or video of work completed in hard-to-reach areas or before covering up work to verify satisfactory completion prior to payment. Make certain that landscape irrigation water use matches the property needs. Contact me with questions at any time.

Respectfully submitted,  
**Corey Folsom**, Certified Property Inspector

**SAFETY:** (These items may ALSO be advisory concerns, but each can be listed in just one category.)

#### **ELECTRICAL SYSTEM**

##### MAIN ELECTRICAL SERVICE

**Excess paper (insulative wire wrapping) is present inside this panel** - which should be safely trimmed / removed to reduce hazard from any wire sparking.

##### ELECTRICAL CONDUCTORS

The visible portions of the branch circuit wiring appear to be performing as designed except for **one wire connection not made within a junction box in the pantry attic**. We suggest simple correction by a qualified electrician.

#### **GARAGE**

##### GARAGE FIREWALL

**There is a gap in the fire resistive barrier along the lower edge of the garage-to-house wall and the wood sillplate is exposed (both garages).** The fire resistive material normally extends below the wood sill plate and laps over the concrete stem wall (or is appropriately sealed with a fire-rated sealant). Make simple correction using approved materials in accordance with standard building practice .

#### **POOL / SPA**

##### POOL / SPA BARRIER

**This pool may have fewer than two of the (seven) state-listed drowning prevention safety features** as a home inspection is required to note per CA Statute 7195 (2). We recommend improvement by installing at least two of these features for the safety of occupants and visitors.

**ADVISORY:** (These items may ALSO be safety concerns, but each can be listed in just one category.)

## SITE

### DECK

**Several of the balconies are not sealed at the (outer) railing edge. There is a visible gap at the edge of the tile** - see photo. We advise review and correction in accordance with current building standards by a qualified tradesperson / balcony-deck specialist. We imagine that this would be sealing with an exterior-grade caulking or, ideally, a tile mortar mix.

**The balcony over the garage (front) has one broken corner tile that was not repaired securely.** We advise simple correction in accordance with current building standards by a qualified tradesperson / tile specialist.

## EXTERIOR / FOUNDATION

### EXTERIOR WALLS

**There is a settling-type crack at the left side (between the office door and the window above).** We recommend review / correction by a qualified stucco repair firm and monitoring for any changes over time.

## ATTIC / ROOF

### EXPOSED FLASHING

**The tiles are too crowded and tightly-fitting at most valleys.** We suggest that a qualified roofing tile specialist trim / re-position tiles as needed at the roof valleys. **Scrap tile debris is present in some flashing channels.** This material should be removed to facilitate the movement of rainwater off the roof once the tile crowding issue is resolved.

### RAIN GUTTERS AND DOWNSPOUTS

**Corrosion viewed at some rain gutter sectional joints, which indicate leaking** - see photo. A professional roofing firm should clean these rain gutters along with the downspouts and reseal joint seams as needed. Care should be taken to ensure that the drains are set at the lowest point of each particular raingutter section.

**Current California standards (in new construction and some remodels) sometimes call for a rainwater collection system to be installed. These must be permitted and meet approved plans. While we do not provide a comprehensive evaluation of rainwater collection, we did note several deficiencies with this system.** For the rain collection system or rain garden requirement, specifications and approval associated with this dwelling, consult the local building department.  
**Reference:** California Plumbing Code, Chapter 1602

## PLUMBING SYSTEMS

### COMMENTS

**The potable supply water pressure was rather low (approx. 32 psi).** The generally accepted range for residential water pressure is 40-75 psi. This can usually be easily adjusted at the water pressure regulator, which is present at this home.

### LAUNDRY

**The water doesn't get very hot at this faucet and the faucet is loosely mounted.** A qualified tradesperson should make correction / repair.

**GARAGE**GARAGE BAY DOOR

**The 2-car garage opener was intermittently responsive.** We suggest repair / adjustment as needed by a qualified garage door specialist. Interested parties may request a satisfactory demonstration during final walk-through.

**KITCHEN**BBQ SINK DISPOSAL

**This disposal did not respond to the remote control switch.** We believe this to be an issue with the remote control device. Correction by a qualified tradesperson is suggested.

**BATHROOMS**BATHROOM 4

**There is a long vertical crack at the wall tile (just outside the shower enclosure).** We suggest review and repair by a qualified tradesperson and then monitoring this area over time. Inquiry with the builder may be informative.

BATHROOM 8

**There is a long vertical crack at the wall tile (just outside the shower enclosure).** We suggest review and repair by a qualified tradesperson and then monitoring this area over time. Inquiry with the builder may be informative.

**While this report is prepared in accordance with industry standards, it is limited by the time spent on site and the scope as outlined on page two.** If ANY inspector from ANY company finds 90% of the reportable conditions they have done an excellent job. There are, therefore, other items that could be added to a report from another reasonable and competent inspection. We ask that you accept this.

## SCOPE OF INSPECTION / LIMITATIONS

We have been contracted to perform a general visual inspection of readily accessible conditions in accordance with industry standards. We do not use specialized instruments, dismantle equipment, do destructive testing or laboratory analysis. **This inspection and report will not be as comprehensive as that generated by specialists.** This report is intended only as a general guide to help you, the client, make your own disclosure/evaluation of the property condition and does not make any representation as to the advisability of purchase. **Our examination is also limited by inspector safety considerations, some of which cannot be known prior to the site visit.** For instance, some elevated elements are beyond our ability to view closely in a safe manner and our industry Standards of Practice do not require inspectors to enter an enclosed space with less than 30" of clearance.

**This report expresses the personal opinions of the inspector, based upon his visual impression of the conditions that existed on the day of the inspection only. The scope of our inspection is limited to items mentioned in this report.** This report is not a substitute for any transferor's or agent's disclosure that may be required by law or a substitute for the Client's independent duty to reasonably evaluate the property prior to the close of a sale. **This report is not technically exhaustive or meant to discover every defect, but is intended only to identify major challenges that were visible to the inspector on the day of the inspection.** No opening of walls, moving of appliances or stored items or excavation is performed by us. All components and conditions that are concealed or difficult to discover are excluded from this report. Therefore, all claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller.

**The conditions stated in this report are NOT repair requirements.** We suggest that all repairs be accomplished, but decisions regarding repairs are left to others. Ownership includes responsibility for maintenance of the grounds, structure and mechanical/electrical/plumbing systems. **Our report may illuminate some risk, but it cannot eliminate it. The most conscientious visual inspection is not capable of determining all conditions that exist in a building.** We make random evaluation of components and cannot move furniture, etc. **Examples of things our inspection cannot determine:** 1. All improper wiring connections 2. Random outlets or switches that don't function 3. Cracks in chimneys and flues 4. Drafty or hard to heat or cool interior space 5. Leaks that only occur under unusual conditions 6. Damage inside enclosed cavities. We may make recommendations that differ from requirements of the local building department. **For final determination as to what is permitted in this jurisdiction, the local building department should be consulted.**

**Systems and conditions not within the scope of this inspection include, but are not limited to:** lead, radon, fungi, mold, asbestos, toxic or inflammable materials, insulation efficiency, internal or underground drainage or plumbing, fire sprinklers, product recalls; intercoms; security systems and any systems that are shut down or otherwise secured. Comments about these systems or conditions are informational only and do not represent a complete inspection by us.

Common areas or systems, structures or components including, but not limited to, those of a common interest development as defined in California Civil Code section 1351 do not fall within the scope of this inspection. **OUR LIABILITY IS LIMITED BY THE TERMS ON THIS PAGE AND IN THE CONTRACT THAT WE PROVIDED.** Any dispute or claim arising out of, from or related to this inspection and report and found in favor of the client shall be limited to 5% more than the inspection fee paid to us.

This report should not be construed nor implied as a compliance inspection of governmental codes, regulation, statute or ordinance (including building setbacks). **Opinions expressed regarding adequacy, capacity or expected remaining service life of components are estimates and wide variations can be expected between estimates and actual experience.** It is impossible to predict the severity or frequency of moisture penetration on a one-time visit. We strongly suggest investing in a building warranty policy. **The Client agrees to read this entire report and promptly call us with any questions or concerns and to hold harmless Corey Folsom & Associates from third party claims relating to this inspection and report.**

## CLIENT AND BUILDING INFORMATION

**It is the Client's responsibility to read our Standard Inspection Agreement (Contract) and this report in its entirety in addition to researching all municipal permits that may have been issued / finalized on this property.** The Client should perform a diligent visual inspection of the property when full access is made available to insure that no adverse condition was concealed by personal property while occupied or damaged during the occupant's or stager's exit. We do not research product recalls. We encourage interested parties to look for recall information at [www.cpsc.gov](http://www.cpsc.gov).

**We are not engineers and do not perform calculations or assess the adequacy or installation of engineered hardware or components.** Any comments by us of such are included as a courtesy only. The appropriate registered design professional (engineer) would be able to provide you, the Client, with a definitive evaluation and give specific recommendations, if desired. **The local municipality is the appropriate source for code compliance issues or questions.** An examination of building plans or other documents is outside the scope of this inspection.

### CLIENT & SITE INFORMATION

**DATE OF INSPECTION:**

September 29, 2024

**CLIENT NAME:**

New Buyer

**INSPECTION ADDRESS:**

268 Country Road Calabasas, CA 91302

### BUILDING CHARACTERISTICS

**BUILDING TYPE:**

Single-family residence

### UTILITY SERVICES

**UTILITIES STATUS:**

Electricity and water and gas utilities were on at the time of our inspection.

### OTHER INFORMATION

**INSPECTOR:**

Corey Folsom

**BUILDING / UNIT OCCUPIED:**

This dwelling was 'staged' for purpose of sale at the time of our inspection. We do not move furniture or possessions, but this does restrict access and viewing of issues such as, but not limited to, stains and cracks. A final walk-thru by interested parties is suggested (including underneath all sinks) once full viewing is possible.

**CLIENT PRESENT:**

The Client was not present at this inspection. Our Standard Inspection Agreement (contract) is delivered prior to every inspection and, although this contract may not have been signed, it is understood that use of this report implies the acceptance of the contract and all its terms by the named Client.

**ACCESS:**

Real estate agent

**INSPECTION START TIME:**

2:30 pm

**COMMENTS:**

Inspection payment was received in full by Zelle (bank transfer).

## SITE

We do not address geological conditions, site stability or condition of underground piping, subsurface drains, water and sewer / septic systems. We recommend researching the history for drainage issues. Drainage conditions that may affect the structure are evaluated only as relevant to the time of our site visit. **We do not inspect or research for compliance with ADU legality, plat plans, lot lines, property line setbacks, eave extensions or similar issues. Fences, gates, sheds and outbuildings are NOT included in this inspection unless specifically contracted for.** The seller and city may be consulted for property lines, fence ownership and site improvement approvals.

Our inspection of the driveway / grounds is limited to 20 feet from the primary structure. We do not assess deck or balcony weight capacity. Deck and balcony construction requirements (such as span tables and fastener type) have changed significantly in recent years. **Always consult with a qualified contractor for how to improve existing deck and balcony safety, in addition to our evaluation.** A tradesperson may refer to CBC 1402.2 for guidelines concerning deck flashing. (Once built, most flashing details are hidden to view.) Most underfloor and basement water intrusion is the result of insufficient control of stormwater, landscape watering and/or a high groundwater table. The ground should be sloped to encourage water to flow away from the foundation. Do not over-water landscaping and choose plants that require little to no watering. New construction in California is now REQUIRED to utilize native or non-invasive vegetation. Rainwater collection, rain gardens and landscape irrigation are beyond the scope of this inspection, any comments are included as a courtesy only. Consult with your local municipal authority for specific requirements regarding local water-efficient landscape ordinances (MWELo).

**We do not evaluate the function, presence, need or compliance of exterior shading, which may be required in accordance with California Energy Code. Detached structures, patio covers, patio-style heaters, patio enclosures, fire pits, b.b.q's, play structures, automatic gates and retaining walls are not inspected by us - any references are included as a courtesy only.** Precast concrete bench, fountain and birdbath-type items are not inspected by us, but often have heavy components that could be easily tipped over by children. They should be secured or removed to prevent injury.

**You, the Client, should discover if this property is in a wildland-urban interface (WUI).** WUI-sited homes require fire mitigation measures, including, but not limited to, defensible space, vegetation management, soffit eaves, means to prevent accumulation of debris in rain gutters, tempered glass windows, fire-resistant deck materials and installing approved 1/8" mesh screening at all building ventilation openings. Consider hiring a landscaping maintenance service that only uses electric leaf blowers. Electric blowers are quieter and gas-powered blowers exhaust as much harmful emissions in 10 minutes as driving a full-sized pickup truck for approx. 50 miles.

## DRIVEWAY

### TYPE & CONDITION:

Custom concrete. The driveway is in very good condition and performing as intended.

## LANDSCAPING

### CONDITION:

Make certain that any landscaping irrigation does not spray water onto the building envelope. We always suggest plants that require no supplemental watering where practical as this is beneficial in terms of lowering water usage.

## SURFACE GRADING

### SITE:

Basically level site.

## PATIO

### TYPE & CONDITION:

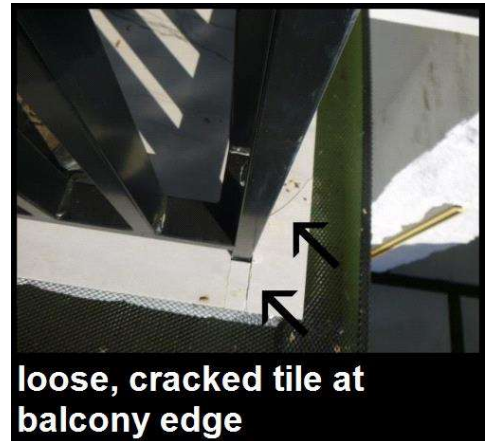
Custom concrete. The visible portion of the patio surface is in very good condition.



## **PATIO/PORCH COVER**

### **TYPE & CONDITION:**

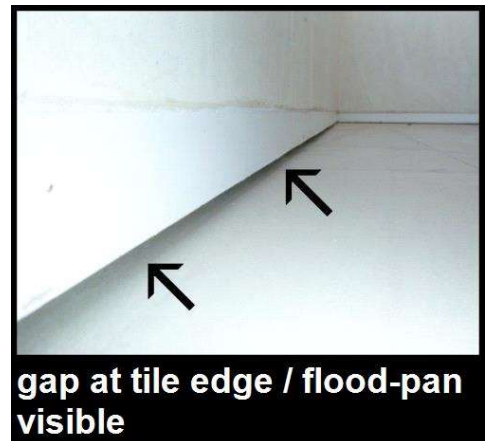
Open design. Appears to be functioning as designed.



## **DECK**

### **TYPE:**

These comments apply to all balconies unless specific reference is made.  
Wood with a custom grouted tile topcoat.



### **CONDITION:**

**Several of the balconies are not sealed at the (outer) railing edge. There is a visible gap at the edge of the tile - see photo.** We advise review and correction in accordance with current building standards by a qualified tradesperson / balcony-deck specialist. We imagine that this would be sealing with an exterior-grade caulking or, ideally, a tile mortar mix.

**The balcony over the garage (front) has one broken corner tile that was not repaired securely.** We advise simple correction in accordance with current building standards by a qualified tradesperson / tile specialist.

Viewing was restricted under these structures and so a full assessment was not possible by our visual inspection.



## EXTERIOR / FOUNDATION

Our report provides a snapshot in time and cannot predict all future issues related to physical construction materials or methods. Engineering information and a full assessment of the probability of future problems (including geological and water movement through soil) can only be provided by an appropriate registered design professional (engineer). Any statement by us regarding an engineered construction method or condition is included as a courtesy and not meant to imply a comprehensive assessment by us. **Note: Since statute adoption varies by city and county, determining building code compliance regarding remodels is legally the role of municipal inspectors.** Our visual inspection is only meant to identify non-performance and to point out safety and other concerns in the humble opinion of this inspector and we do not attempt to determine the date of any remodel. **Refer to the local municipality for permit approvals.**

Cracks are common in foundations and floor slabs, due to curing and common settling and most do not represent a problem. Many slab foundations are mostly hidden to view by floor coverings and exterior cladding. We do not perform a bolt-by-bolt search to verify all foundation bolting. Refer to the builder, city or a registered design professional (engineer) to assess post-tension concrete slabs. Our inspection does not calculate underfloor ventilation adequacy or retaining wall conditions / adequacy. You may retain the services of a registered design professional (engineer) to review the seismic resistance of buildings older than 1990 (especially on hillside locations or with multiple stories). **Even in underfloor areas with 'full' access there are places we cannot see and so cannot be held accountable for. We cannot determine significance of sloping floors or foundation settlement.**

Unless noted, the building exterior was inspected from ground level. An inch-by-inch search of the exterior is not performed by us. The intrusion of moisture into exterior cladding often cannot be determined without destructive testing and specialized equipment. **Exterior walls over 8-feet high and roof eaves over 12-feet high are considered inaccessible for our purpose and any comments of those areas are a courtesy.** Water leakage or other defects related to the exterior building envelope and penetrations (especially with new construction) may not be obvious until the home has been lived in through all seasons. Most flashing and masonry veneer details are concealed from view.

**Exterior Insulated Finish Systems (EIFS) or styro-type trim, enclosed patios / sun rooms, bonus rooms, seasonal accessories or awnings are not evaluated by us except for courtesy comments. We may use the term 'stone' to describe cladding that may be stone or faux stone. Fire escape systems are beyond the scope of this inspection. Make certain to follow local and California regulations regarding removal of lead paint as necessary.**

### COMMENTS

#### NOTES:

This house was apparently constructed by a reputable builder and it shows in the attention to detail. In fact, this home has far fewer issues needing correction than we usually see.

This house is of new construction. **Note:** Determining building code compliance is legally the role of municipal inspectors since statute adoption varies by city and county. Our visual inspection is only meant to identify non-performance and to point out safety and other concerns in the humble opinion of this inspector. The final say regarding code-compliance rests with the municipal authority having jurisdiction.

**We suggest posting the street address with contrasting color on the front of the home** (as is generally required with new construction in most municipalities).

### EXTERIOR WALLS

#### WALL COVERING:

Concrete stucco over wood framing.

#### CONDITION:

The exterior wall concrete stucco cladding is in overall good condition.

**There is a settling-type crack at the left side (between the office door and the window above).** We recommend review / correction by a qualified stucco repair firm and monitoring for any changes over time.



## EXTERIOR TRIM

### TYPE & CONDITION:

'Polyurethane stone panels'. The exterior wall trim materials are in good condition.

## EAVES

### CONDITION:

This building has large eaves which help protect the walls, considerably reducing exposure to the elements and to wall / window maintenance.

## SLAB ON GRADE

### CONDITION:

The foundation is a poured concrete slab construction. No readily visible problems were noted by us.

## ATTIC / ROOF

**We cannot offer a conclusive opinion or warranty as to whether the roof is free of leaks or how long it will resist water in the future.** Leaks can develop any time and may depend on rain intensity, wind direction, debris buildup, etc. We do not attempt to determine fire rating class or the heat-reflective requirement roof coverings, nor do we attempt to determine the exact insulation product or any associated recall. We do not inspect for proper exposure of lap and fastener or caulking appropriateness as this varies with the manufacturer. Non-original roof coverings may exceed the structure's capacity to support added weight, the assessment of which is beyond our scope and expertise.

**Patio roofs and patio covers are not included in this inspection, but may receive courtesy comment.** Openable skylights are not operated nor do we examine every skylight opening for adequate support. Chimney cowlings may affect draft characteristics and no evaluation of them is offered by us. The condition of interior chimney chases and flues is not covered by this inspection. We do not comment on chimney cleanouts. **We advise having chimneys and flues evaluated by a qualified specialist for structural integrity and fire safety prior to use.**

**All roof coverings require periodic maintenance, such as checking penetrations, flashings and drains to avoid water problems.** Downspouts should drain the water at least six feet from the foundation. The discharge location of underground roof drainage systems is not located by us. We suggest that interested parties have this system flushed / checked for performance prior to the next significant rain event. **Even attics with 'full' access there are places we cannot see and so cannot be held accountable for.** Most attics have staining from rain intrusion of a past condition or during original construction, but we are usually unable to determine their exact nature during a one-time visit. We do not offer a definitive assessment of attic fire separation wall adequacy. Areas without an attic cannot be judged by us for the presence of insulation. Estimates of insulation thickness and 'R-value' by us are approximate.

**Truss disclaimer:** Only a registered design professional (engineer) or qualified municipal inspector can fully assess the proper installation details of truss construction. Trusses are engineered members and are not intended to be altered without plan approval by a certified architect or registered design professional. **Interested parties should consult the local fire department or authority having jurisdiction for guidance and regulations concerning WUI status and the latest fire prevention standards and best practices.** This may include fire-resistant roofing materials and raingutter guards, enclosed soffits and 1/8" galvanized mesh at all screened openings at the building envelope in addition to defensible space and other sensible measures.

### ATTIC & INSULATION

#### ACCESS:

Attic is partial size. The inspector entered all accessible areas of the attic. The (3) attic access panels are located in an interior hallway, a bedroom closet and the pantry. **The pull-down access ladder to the attic is missing two key fasteners** - see photo. Add a 16d nail in each top bracket per manufacturer's recommendation for enhanced safety. Screws are not appropriate as they do not have the shear strength of nails. **We also expect to a tool to pull the ladder open by means of an installed hook. Neither is present so we suggest simple correction for ease of use.**

When an attic is accessed by a ladder or steps (or is utilized for equipment such as a furnace) we expect to see a switched light with the switch control close to the access opening. **We recommend protective cages be installed on the attic light bulbs to prevent injury in accordance with current building standards.**

#### STRUCTURE:

Truss framing is observed. Trusses have good structural stability and strength.



**CONDITION:**

The visible attic and roof support structure appears to be in satisfactory condition and performing as intended. We suggest installing a simple, 3-rung steel ladder under the rooftop access for greater ease and safety.

**Signs of rodent activity (droppings) were observed by us in the pantry attic.** In conjunction with cleanup of droppings and removal of any rodents, we advise a review and sealing of all access points by a licensed and competent rodent control firm. Inquiry with the seller may be informative as some of these measures may already have been addressed.



**consider a short ladder here**

**INSULATION:**

Fiberglass batting insulation. **Insulation coverage is not complete (a few gaps were seen).** A 1% loss of coverage will mean roughly a 5% loss in efficiency and increases home heating and cooling costs. Coverage could be improved to restore full functioning of the insulation layer. It is important to keep insulation clear of any eave / soffit vents, exhaust flues, make-up combustion air screens and any non-IC-rated recessed lighting.



**insulation gap example**

**R-FACTOR:**

The batting ceiling insulation is approximately 12 inches thick giving it an insulating value of about R-30. This is a well-insulated attic.



**remove wood scrap from attic here**

**ROOF COVERING****TYPE:**

Intersecting hip style roof. Low-slope style roof.

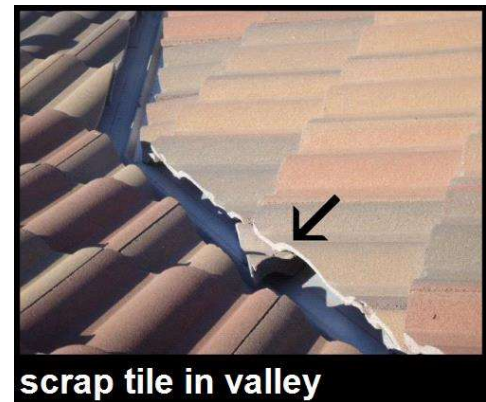


#### COVERING:

Cement tile is present at the sloped roof. Single-ply roofing material (asphalt composition cap sheet) is present at the low-slope roof (which is appropriate). **Weatherblocking to deter wind-driven rain is in need of resealing at some locations.** A qualified roof specialist should make a careful and thorough review and perform maintenance repairs as needed.

#### ACCESS:

The inspector physically walked on the flat roof surface to visually examine the accessible roof components. We also examined accessible portions of the attic structure.



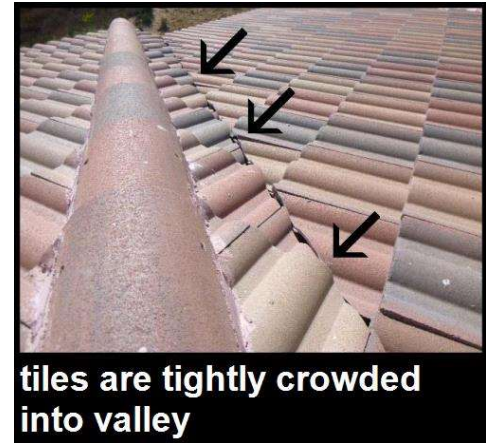
#### ROOF COVERING STATUS:

The field of the sloped roof covering appears to be in good condition / well within the expected useful service life. **Note:** Roof pitch of 2:12 or less (which is present at three or more areas of this roof) is not usually associated with a tile installation unless a rubber or double underlayment is used, which did not determine. Inquiry with the builder or as approved plans may be informative.



#### LOW-SLOPE ROOF STATUS:

The field of the low-slope roof covering appears to be in good condition / within the expected useful service life.



## EXPOSED FLASHING

### TYPE:

The visible flashing sections are metal and single-ply roofing material. **The tiles are too crowded and tightly-fitting at most valleys.** We suggest that a qualified roofing tile specialist trim / re-position tiles as needed at the roof valleys. **Scrap tile debris is present in some flashing channels.** This material should be removed to facilitate the movement of rainwater off the roof once the tile crowding issue is resolved.



## RAIN GUTTERS AND DOWNSPOUTS

### CONDITION:

Rain gutters are present at the main roof eaves. **Corrosion viewed at some rain gutter sectional joints, which indicate leaking** - see photo. A professional roofing firm should clean these rain gutters along with the downspouts and reseal joint seams as needed. Care should be taken to ensure that the drains are set at the lowest point of each particular raingutter section.

**Current California standards (in new construction and some remodels) sometimes call for a rainwater collection system to be installed. These must be permitted and meet approved plans. While we do not provide a comprehensive evaluation of rainwater collection, we did note several deficiencies with this system.**

*Rain gutter drain screens of the proper size are needed and storage tanks need to be fully sealed against contamination by insects, birds and rodents (with close-fitting 1/16"-max screening at inlets).*

*Backflow preventers are required at overflow drains and all hose bibbs need to be labeled as follows: Caution: Non-Potable Water.*

*Each storage tank must be labeled as follows: Non-Potable Water.*

For the rain collection system or rain garden requirement, specifications and approval associated with this dwelling, consult the local building department. **Reference:** California Plumbing Code, Chapter 1602



## HEATING / AIR CONDITIONING SYSTEM

**This inspector performed a conscientious visual inspection, but is a generalist and not an HVAC specialist. Further evaluation by an HVAC specialist will often reveal issues that went un-noted in a home inspection.** We do not light pilot lights or check thermostats for calibration or timed functions. Adequacy, efficiency or the even distribution of conditioned air cannot be addressed nor can a judgment of system capacity be offered by us. Calculation of appliance combustion air requirements is not judged by us. Heat exchangers, which are a critical component, cannot be adequately checked during a visual inspection. Maintenance of heating and cooling systems is recommended on an annual basis. Window and wall-mounted AC units are not inspected by us. It's prudent to assume that all buildings built prior to 1980 contain some amount of asbestos at the ducting unless completely replaced.

In California, HVAC ducts **must** be blower-tested for air leakage when a central air conditioner or furnace is installed or replaced or when replacing a 40' or longer section of the heating ducts, unless asbestos is present (*California Energy Code*). In addition, when replacing 50% or more of a sloped roof covering, any heating ducts in the attic must be sealed and insulated. **Replacing older heating ducts is often the best bang for the buck for increasing home energy efficiency and indoor air quality.** In California, at the time of building remodel or alteration, all unitary heating or cooling systems not controlled by a central management control system (EMCS) must have a setback thermostat. Interested parties should consult the relevant municipal authority for final determination regarding proper installation of HVAC appliances, including requirements for sprinklering, firestopping and high-efficiency exhaust flues.

### HVAC DESCRIPTION

#### LOCATION:

Two split-system, high-efficiency HVAC appliances are located in the attic, each controlled by an individual wall thermostat. The AC condensing unit for each of these is located at the rooftop.

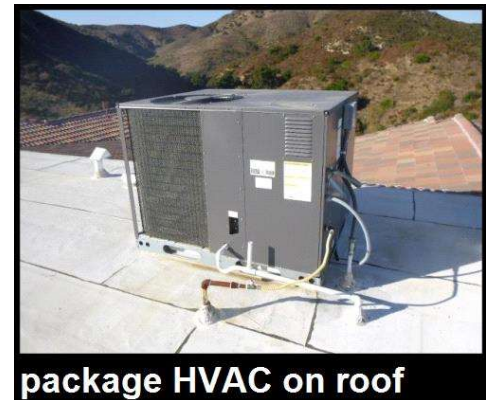
There are 2 roof-mounted, natural gas-fired HVAC "heat pump" package units, each controlled by an individual wall thermostat. These systems simply operate in reverse mode to provide interior cooling. It is a very efficient design.

A sediment trap (drip leg) was observed at the gas supply piping (which is proper).

#### SIZE

These split-system appliances are each rated at 100,000 BTU input capacity.

**Size of the heat pump appliances (btu rating) was not determined by us.**



### HVAC CONDITION

#### CONDITION:

The units responded to normal controls and functioned as intended.

#### AIR FILTER:

The air filters are clean. HVAC air filters are typically replaced every 3-6 months of service and they have a significant affect on indoor air quality and appliance efficiency.

#### BLOWER/FAN:

The blowers operated as expected.

#### HEATER NOTES:

**Both attic appliances are missing hose clamps as we usually expect** - see photo. We suggest review / simple correction by a qualified HVAC technician to proactively prevent a water leak.

Yellow corrugated stainless-steel tubing (CSST) is present at the attics and rooftop and so we offer this following disclaimer (as now required by state law with every home inspection):

*Manufacturers of yellow corrugated stainless-steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.*

#### CONTROLS:

Modern, electronic setback controls are noted, which is a very nice property feature.

#### AIR CONDITIONING

##### CONDITION:

The units responded to normal controls. We cannot verify how well the systems will work in the hottest periods. We did cycle the units by adjusting the thermostat control and returned the thermostats to the original settings.

Refrigerant lines connect the evaporator coil and the AC condensing unit. The 'hot' line is the conduit through which heat collected from the living area is conveyed to be released through the AC condensing unit. The 'cold' ('suction') line is the larger of the two and should be insulated. **Installing new insulation and vapor retarder tape is suggested at the 'cold' line (in accordance with modern standards) on both rooftop condensing units to improve unit efficiency.**



**redo insulation with vapor tape**

##### CONDENSATE LINE:

A condensate catchment pan with a water sensor is present under each attic appliance as we expect to see.



**hose not clamped**

#### DUCTWORK

##### CONDITION:

The visible portion consists of flexible metal ducts. The visible sections appeared to be in good condition and functioning as designed - see text at the top of this section. **Insulative wrap/covering of ductwork is missing at two register boxes that we could see.** All ductwork (including register boxes and return air ducts) in unheated spaces should be insulated for full efficiency in accordance with current building standards.



**uninsulated top of register box here**

## PLUMBING SYSTEMS

Water quality testing is not performed by us. The assessment of on-demand (tankless) water heaters, re-circulation pumps, backflow prevention devices, water meters, water softeners & filtration, water discoloration, dual-plumbing greywater or future greywater setups are beyond the scope of this inspection, any comments are included as a courtesy and do not represent a complete inspection of such. **A specialist's video inspection of the waste pipes will be a more definitive assessment than we can provide.**

**We are not always able to determine if gas appliances are rated for natural gas or propane.** We do not attempt to determine if all gas lines are of the proper type (black pipe vs. galvanized pipe). We do not examine TPR valve ratings. **Installation of modern, 1/4-turn valve stops in any home where not present is a prudent investment.** We do not operate water or gas shutoff valves. Solar water heating systems and sewer ejection systems are not inspected by us and should be examined by a specialist. **All water heaters require a building permit to install and we do not evaluate compatability for space placement. Consider researching permits for all water heaters, especially at interior locations, including requirements for combustion air, sprinklering and firestopping.** We can approve the visible portions of the water heater seismic strapping, but there are often hidden elements that we cannot judge (such as lag screw length and attachment to hidden wall elements). We cannot judge adequacy of water temperature and water catchment pans drains and the hidden portions of clothes dryer vents.

**We suggest insulating hot water supply pipes in accessible underfloor and attic areas to conserve energy as required in California since 2012.** Automatic seismic shutoff valves are often required at natural gas meters in new construction, some remodels and change of ownership - inquire with the municipality. Since 2017, at the time of sale, homes have been required to convert to or disclose water-conserving plumbing fixtures as is required with new construction and remodels (1.28 gpf toilets, 2.0 gpm showerheads, 1.5 gpm kitchen faucets, 0.5 gpm bathroom sink faucets). We cannot determine flow rate of plumbing fixtures. Interested parties are encouraged to confirm if all of the fixtures and appliances are compliant with current Title 24 California Energy Code.

## COMMENTS

### NOTES:

The potable water supply pressure was tested by us at exterior faucet. **The potable supply water pressure was rather low (approx. 32 psi).** The generally accepted range for residential water pressure is 40-75 psi. This can usually be easily adjusted at the water pressure regulator, which is present at this home.



## MAIN WATER SUPPLY LINE

### MATERIAL:

The pipe that we believe to be the main water supply entrance is copper and 1-1/4 inches in diameter.

### CONDITION:

The visible section appears to be in good condition. The valve that is believed to shut off the water to the building is located at the left side of the dwelling. The shutoff valve was not tested by us.

## WATER SUPPLY PIPING

### MATERIAL:

Copper make ups the majority of the supply plumbing. PEX (cross-linked polyethylene) lines were seen in one undersink location. **Older-style water shutoff valves noted at the BBQ sink.** Consider proactive replacement with modern-style 1/4-turn shutoff valves as they are more reliable.



#### CONDITION:

The accessible and visible sections appear to be performing as intended.



#### WASTE PIPING

##### MATERIAL:

The visible portion viewed by us was ABS.

##### CONDITION:

The accessible and visible sections of the waste piping appear to be performing as intended.

#### HOSE FAUCETS

##### OPERATION:

A representative sample of the hose faucets at the exterior of the building were operated by us and performed as expected.



#### WATER HEATER

##### TYPE:

The following water heater comments apply to both (essentially identical) water heaters unless specific reference is made.

These are natural-gas tankless-type water heaters. **Manufacturer specifications (such as exhaust venting, gas**

**metering and gas pipe size, air arrestors, combustion air, supply piping size, an expansion tank and backflow prevention) are very different for a tankless water heater vs. that for a storage water heater and a city permit is required for installation.** Due to variation in municipal requirements, any comments are included as a courtesy and do not represent a complete inspection by us of any tankless water heater appliance.

**Note:** Tankless water heaters typically need to be flushed / de-mineralized annually in order to maintain the manufacturer warranty and ensure proper function. Check with a qualified plumber or the manufacturer for details.

**Note:** We cannot usually determine if the water heater is secured to a structural wall element (not just a finished surface, like siding or drywall). That important detail is the responsibility of the builder/installer and should have been signed off by a municipal building inspector as part of the required water heater installation permit process.

**We expect to see an exterior expansion tank at a tankless water heater, but none is present here.** The manufacturer specifications and city requirement should be checked to see if an expansion tank is required (or simply install one).

**Note:** Yellow corrugated stainless-steel tubing (CSST) is present and so we offer this following disclaimer (as now required by state law with every home inspection):

*Manufacturers of yellow corrugated stainless-steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.*

#### LOCATION:

In the 4-car garage and the exterior of the 2-car garage. A sediment trap (drip leg) was observed in the gas supply piping (which is good to have).

The first 5 feet of (both cold and hot) piping at any water heater in an unheated area should be fully insulated for energy efficiency, in accordance with current California Energy Standards. **Pipe insulation is suggested.** (This pipe insulation must have mitered elbows, notched tees and sealed seams.)



#### CONDITION:

Water shutoff valves are installed. The important temperature and/or pressure relief valves are present. This valve is intended to relieve excessive pressure within the water heater if needed.

#### LAUNDRY

##### LOCATION:

The laundry is located in an upstairs laundry room. Utility sink is provided, which is a nice feature. **The water doesn't get very hot at this faucet and the faucet is loosely mounted.** A qualified tradesperson should make correction / repair.

##### VENTILATION:

A ventilation fan is provided and it responded to normal controls.



## CLOTHES WASHER AND DRYER

### CLOTHES DRYER:

Gas appliance. Dryer exhaust ducting is provided Periodically inspect and clean the dryer exhaust vent interior for clogged lint for enhanced personal safety. This task should not be neglected.

**Due to its proximity to the baseboard, the gas valve is not open fully** - see photo. We suggest improvement so that this gas valve can be easily turned to the open or closed position for enhanced safety and function.

*Yellow corrugated stainless-steel tubing is present and so we must offer this following disclaimer (as now required by state law with every home inspection):*

Manufacturers of yellow corrugated stainless-steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.

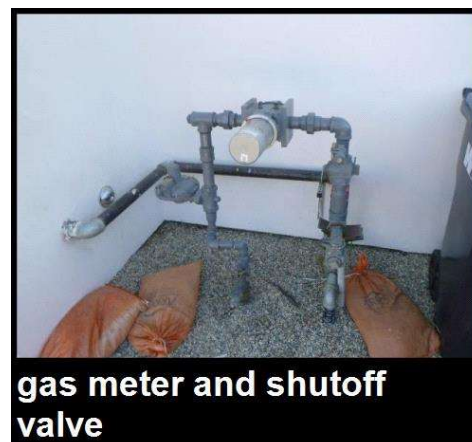
### CLOTHES WASHER:

**Since a catchment pan is not present, consider installing an inexpensive water sensor alarm on the floor here to alert occupants of any future water leak as a sensible measure.**

## GAS FUEL SYSTEM

### METER / TANK LOCATION:

The gas meter is located at the side of the garage. The valve at the base of the meter pipe can be turned with a wrench 90 degrees in either direction to shut the gas supply off. System appears serviceable and in good condition. An automatic seismic sensor gas shutoff is present, which is a nice feature and required in new construction in CA since 2013.



## ELECTRICAL SYSTEM

**Electrical repairs should be given priority as a safety item even if not placed in our report summary.** Personal items prevent our testing receptacle outlets. **Our test should not be considered an exhaustive analysis of receptacle outlet wiring configuration.** We do not evaluate occupancy or vacancy sensors other than to note on/off function. We cannot judge if non-working light fixtures are associated with a problem related to a photocell, bad bulb or the circuit. **We recommend review by a qualified electrician if replacement bulbs do not solve the issue of non-working fixtures.** Electrical panels and receptacle outlets that are not attached to the structure are not examined by us.

We use the terms 120v and 240v as this is the nominal value of the designated voltage class. Actual voltage can vary within a range that permits satisfactory operation. This range includes 110v and 125v and 220v. **We cannot accurately judge the appropriate sizing of the electrical service for current or future occupancy nor can we judge proper overcurrent capacity for any given circuit.** Grounding and bonding connections are often obscure and not always found by us. **We do not determine if GFCI or AFCI circuit breakers are controlling all appropriate circuits.** We cannot verify that kitchen appliances are on dedicated circuits (which they should be). GFCI and AFCI receptacles are not reset by us because it can be a significant inconvenience if they fail.

**AFCI circuit protection is now REQUIRED to be installed on living area branch circuits when remodeling or removing ANY drywall or when ANY electrical receptacle in a living area is replaced.** Dual-function AFCI-GFCI receptacles are required during remodeling if the relevant circuit is ungrounded. Low-voltage systems (including sound) are not inspected by us. **Most electrical engineers recommend that breaker panels be upgraded after 50 years and sometimes sooner.** Aluminum wiring at 240v residential circuits is acceptable and will not be noted. New homes in California are required to have an EV charging circuit or raceway. **We do not inspect EV charging, metering or labeling or on-site power generation.** During remodel or alteration, installed luminaires must be high-efficacy in accordance with California Energy Code. This inspection does not certify or warrant the electrical system to be free of risk of fire, electrocution, personal injury or death.

### COMMENTS

#### NOTES:

- The electrical service panel / meter is located at the exterior of the garage.
- Power company anti-tamper seal is intact at the utility side of the meter.



### MAIN ELECTRICAL SERVICE

#### TYPE:

Underground, 120/240 volt, metered 400-ampere electrical service with circuit breakers as determined by the rating on the main (dual 200-ampere) disconnects.

#### SERVICE PANEL:

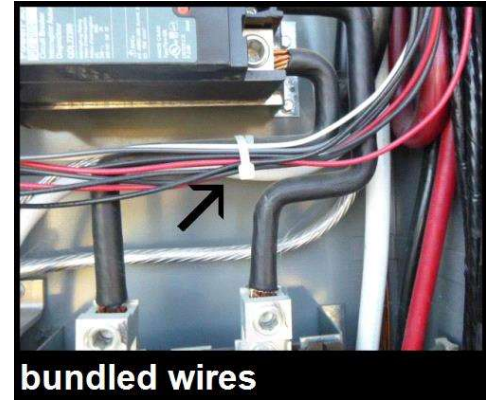
The size of the incoming electrical service is sufficient for a typical home of this size. The main electrical disconnect is located at the service entrance. The power to the home can be turned off by flipping the main circuit breaker to the "off" position. Circuits are completely and clearly labeled. Our inspection does not verify the accuracy of this legend.

**Panel cover/closure screws missing.** We suggest simple improvement to prevent unintended access.

#### PANEL NOTES:

Grounding system is present. Circuit and wire sizing correct so far as visible. The important panel bonding connection is present. **Excess paper (insulative wire wrapping) is present inside this panel** - which should be safely trimmed / removed to reduce hazard from any wire sparking.

**Some wires are arranged in a bundle inside this panel.** This can cause heat to build up in the wiring and the ampere rating of the wires is reduced. We suggest simple un-bundling of these wires for in accordance with intended design and standard building practice.



#### EV:

A 50-ampere EV charging circuit is noted in the garage, which is a desirable feature. The EV charging circuit should be labeled: **EV-CAPABLE** at its (capped) terminus. We do not inspect these systems or verify that it is listed equipment. A qualified electrician would be the logical choice to review this system.

#### ELECTRICAL PANEL

##### EQUIPMENT PANEL:

This electrical equipment panel is located in the 4-car garage. Circuits are completely and clearly labeled. Our inspection does not verify the accuracy of this legend.



##### PANEL NOTES:

Circuit and wire sizing correct so far as visible. We believe that the panel enclosure components are correctly bonded.

#### BRANCH PANEL

##### BRANCH PANEL:

This electrical equipment panel is located in the upstairs laundry area. Circuits are completely and clearly labeled. Our inspection does not verify the accuracy of this legend.

##### PANEL NOTES:

Circuit and wire sizing correct so far as visible. We believe that the panel enclosure components are correctly bonded.

**Excess paper (insulative wire wrapping) is present inside this panel** - which should be safely trimmed / removed to reduce hazard from any wire sparking.

#### ELECTRICAL CONDUCTORS

##### BRANCH ELECTRICAL WIRING:

The visible 120v portions are copper sheathed cable (Romex). The visible portions of the branch circuit wiring appear to be performing as designed except for **one wire connection not made within a junction box in the pantry attic**. We suggest simple correction by a qualified electrician.



## SWITCHES, FIXTURES & RECEPTACLE OUTLETS

### CONDITION:

Ground Fault Circuit Interrupter (GFCI) devices appear to be provided in appropriate areas. These are valuable as they offer an extra level of electrical shock protection.

**Due to ever-changing building codes, we do not determine if there is sufficient AFCI circuit protection, which has been REQUIRED to be installed on relevant electrical circuits during remodeling (and repair of any living area walls) for several years.** Refer to your local municipal building authority and any permit approvals for AFCI requirements and consult with a qualified electrician as needed. **Reference:** NEC Code 210.12.

**For enhanced safety, any electrical receptacle outlet in an exterior 'wet' location should have a weatherproof (bubble-type) listed cover.**

**CFL light bulbs noted at the pantry attic fixture.** We suggest replacing this with more efficient and long-lasting LED bulbs.

## GARAGE

The walls and ceilings of garages which abut interior space and walls between units of a multi-unit dwelling must be constructed to form a fire-resistive separation. These separation walls should extend from the foundation to the roof and be sealed to gas entry to prevent combustion fumes from entering the home. Determining the specific heat resistance rating of firewalls is beyond the scope of this inspection. When stored items and/or finished surfaces restrict viewing of the fire separation walls and floor slab we suggest a careful examination by interested parties once full viewing is possible.

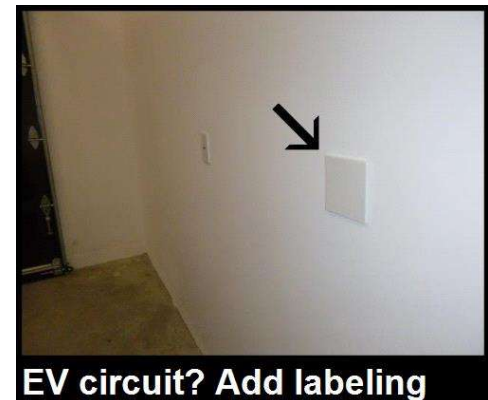
**Overhead storage is not judged by us for its ability to hold weight.** When there is living space above a garage, the garage door opening is usually reinforced, the assessment of which is beyond the scope of our inspection. A registered design professional (engineer or architect) is the person to judge this construction. **We recommend including house-to-detached-garage electrical distribution arrangement in any electrical review.** A garage that is closer than 10 feet to the main dwelling should prompt interested parties to check for relevant municipal permits as well.

We do not comment on the absence of garage ceiling insulation. **Battery-backup is now required for all new automatic overhead garage door openers.** Codes vary regarding self-closing garage-to-house entry doors so we do not comment on such. We suggest review of garage ceiling light support to ensure that they will remain secure during a significant seismic event (in addition to having covers that will protect and contain the bulbs).

### TYPE

#### LOCATION:

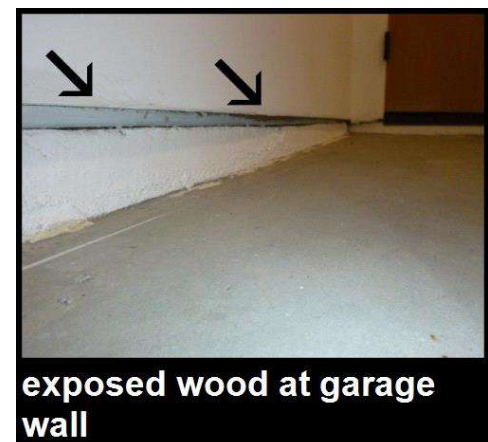
Built-in, two-car garage and a built-in, four-car garage.



### GARAGE FLOOR

#### CONDITION:

The visible portions of the floors are in good condition.



### GARAGE FIREWALL

#### CONDITION:

With a living area above the garage, all of the side walls (as well as the ceiling) form an integral part of the firewall. Garage-to-living space walls and ceilings must be of fire-resistive construction (usually 1/2" or 5/8" drywall). The garage-to-house doors appear to be of fire-rated construction. **There is a gap in the fire resistive barrier along the**

**lower edge of the garage-to-house wall and the wood sillplate is exposed (both garages).** The fire resistive material normally extends below the wood sill plate and laps over the concrete stem wall (or is appropriately sealed with a fire-rated sealant). Make simple correction using approved materials in accordance with standard building practice.

## GARAGE BAY DOOR

### CONDITION:

Both overhead garage door openers were tested by us. **The 2-car garage opener was intermittently responsive.** We suggest repair / adjustment as needed by a qualified garage door specialist. Interested parties may request a satisfactory demonstration during final walk-through.

**The physical automatic reverse feature is set rather stiffly at each door.** We recommend adjusting the sensitivity of the auto-reverse function for enhanced safety.

**California Code, Health and Safety Code - HSC § 19892 (a) (b) (c) requires every new and replacement automatic overhead garage door to have a battery backup function. We do not verify the age of garage bay doors nor do we verify presence of backup systems.** Interested parties should consult the door installer and the local building department for further information, equipment verification and usage instructions as appropriate.



## INTERIOR

This report is NOT a complete list of every house flaw and the Client should arrive at their own conclusion regarding cosmetic and other defects. **A final walkthrough by interested parties is critical.** We do not inspect solarium / atrium windows, fire suppression systems, elevators or lifts nor do we verify the integrity of window thermoseals. Interested parties should check operation and seal of all doors, windows and window screens. **Inquiry with the owner regarding 'fogged' windows should be made by interested parties since this condition may not be visible in every light condition or angle.** We do not attempt to determine if glass block windows are a non-glass assembly.

Fireplaces are not operated nor are mantles or hearths researched for sufficient clearance to combustibles. **Any fireplace, woodstove or built-in barbeque requires the services of a specialist to verify safe operation. We do not determine if smoke alarms and carbon monoxide (CO) detectors are hard-wired or interconnected. We do NOT test the functionality of smoke alarms and CO alarms or verify battery type.** We offer NO guarantee that smoke alarms will function in an actual fire event. These devices should be tested upon move-in and at manufacturer's recommended intervals (and replaced if painted). Any smoke alarm older than 10 years and carbon monoxide detector older than 5 years should be replaced. Smoke and carbon monoxide alarms are required in finished basements.

We may use the term wood to describe flooring that may be a wood-laminate or engineered product and the term laminate may also refer to other composite-type floor covering. We do not determine the exact nature or relevance of uneven or squeaky floors or wall and ceiling cracks. We do not verify proper sealing of finished interior surfaces and grout or the presence of wall insulation. Engineered hardware and construction is the responsibility of the designer with the approval of the local building department. Proper mounting of ceiling fans is usually concealed and cannot be determined by us. Ceiling fans do not always remain with the property and are not addressed in this inspection. Interested parties should verify ceiling fan operation during final walk-through.

Interested parties should verify finalized municipal building permits. It's prudent to assume that buildings built prior to 1980 contain lead paint and asbestos unless they've been completely remodeled. Any comment regarding asbestos or lead is included as a courtesy only. Indoor air quality testing is a prudent investment in health. We do not attempt to determine the source or relevance of odors. We advise removal of glue-on wall mirrors as they can pop off during a seismic event, causing injury. You should become familiar with manufacturer's guidelines prior to use of any whole house fan as they're not evaluated by us. Areas of assembly are not evaluated for fire code conformance. **Note:** When windows are replaced, the occupancy must comply with Title 24 - California Energy Code with regards to luminaires and water fixtures, etc. We do not determine Title 24 compliance.

## COMMENTS

### NOTES:

An interior fire-suppression sprinkler system is present. A review of this system is outside the scope of this inspection. Interested parties should refer to a specialist or the local fire marshal if review / commentary is desired. **We advise suggest installing a cage or cover to protect one fire suppression sprinkler head from unwanted activation and to prevent injury (at the pantry attic) as a simple and sensible property upgrade.**

A RING-type doorbell is installed, which is a very nice property feature. **We do not inspect these devices.** Refer to the seller for operation instruction / further information.

**The wine closet is a specialty feature and was not inspected by us, nor is any associated air-conditioning system inspected by us at these type of areas.** Refer to a qualified tradesperson for commentary.

**It appears to us that the electronics closet (wifi / server, etc.) may get too warm for the installed equipment as no venting or dedicated cooling is provided here.** An electronics equipment installer may be able to comment more definitively to this issue.

## ENTRY

### MAIN ENTRY DOOR:

The main entry door is in good condition. Deadbolt is operational. Locking hardware was tested by us with manual controls only and not with keys.



#### OTHER EXTERIOR DOORS:

Modern sliding glass doors. Single pedestrian doors. These exterior doors are in good condition and functioning as designed.

#### DOORS

##### INTERIOR DOORS:

**The exercise room closet sliding doors are missing bottom track hardware.** Make simple correction.

#### WINDOWS

##### WINDOW TYPE:

The window frames are clad-metal or anodized metal (double-pane). Fixed type, casement type, awning type.



##### WINDOW CONDITION:

Openable and accessible windows were opened and closed by us and are in good working condition. The exterior doors and windows in this home are above-average quality.

**There is a missing screw at the downstairs office bathroom window latch. The downstairs ensuite bathroom awning-style window binds just a bit on its frame when opening.** Simple correction is suggested.

#### FLOORS

##### FLOOR COVERING:

Floor covering is high-quality wood, (modern vinyl at 1 bathroom) and custom grouted tile. The flooring in this dwelling is in very nice condition. Stored items or furnishings prevent full inspection. We suggest a careful examination by interested parties once full viewing is possible.

#### INTERIOR STAIRS & HANDRAILS

##### CONDITION:

The interior stairs are functioning as designed. The interior stair handrails appear properly installed where required.

## WALLS & CEILINGS

### TYPE:

Drywall. Custom stone. Paneling.



### CONDITION:

The visible portions of the walls and ceilings are in generally very good condition. There was a poorly finished wall repair at the upstairs (rear hall) HVAC thermostat. **An area of mismatched paint is noted at the upstairs rear hallway ceiling (near a air filter opening) and there are several areas of mismatched paint is noted at the exterior patio ceiling.** Inquiry with the seller may be informative. Stored items or furnishings prevented full inspection. We suggest a careful examination by interested parties once full viewing is possible.



## SMOKE & CO ALARMS

### COMMENTS:

Smoke alarms are noted in all expected and appropriate locations. A carbon monoxide alarm is noted on each level of the home and adjacent to sleeping areas as is appropriate. **Reference:** CA Building Code, Section 310.9.1.4

## FIREPLACE

### TYPE:

This fireplace is located in the living room. Prefabricated metal with a sealed combustion chamber - gas-burning.

### CONDITION:

This fireplace responded appropriately to the remote control. Fireplaces are examined for obvious issues, but not operated by us. In addition to relying on our comments, a qualified fireplace service should conduct a NFPA chimney inspection prior to use that should include a careful review of firestopping, insulation shields, pass-through assemblies, make-up air, hearth dimensions, etc. as well as an inspection / cleaning of the chimney / flue interior.

## FIREPLACE

### TYPE:

This fireplace is located in the primary suite bedroom. Prefabricated metal with a sealed combustion chamber - gas-burning.

### CONDITION:

This fireplace responded appropriately to the remote control. Fireplaces are examined for obvious issues, but not operated by us. In addition to relying on our comments, a qualified fireplace service should conduct a NFPA chimney inspection prior to use that should include a careful review of firestopping, insulation shields, pass-through assemblies, make-up air, hearth dimensions, etc. as well as an inspection / cleaning of the chimney / flue interior.

## KITCHEN

We recommend that any homeowner invest in a warranty for mechanical and appliance failures. Appliance testing that we perform is not technically exhaustive and we do not attempt to evaluate settings, cycles, water temperature, appliance lights or wifi function. **Clothes washing machines and clothes dryers are considered personal property and are not moved, tested or verified for water conservation compliance and the condition of flooring under them cannot be judged by us. We strongly suggest that dryer exhaust vents be removed and cleaned annually and a LintAlert monitor installed.** We cannot accurately verify the presence, need or function of blower assist motors for clothes dryers.

Wine coolers, indoor & outdoor barbecues, microwave ovens, induction rangetops, rangetop warmers, point-of-use (instant-hot) water heaters, refrigerators, ice-makers and trash compactors are not inspected by us. Appliance flame quality, timer settings and heat calibration are also not evaluated. We don't always identify the exact type of kitchen countertop material, but make our best approximation. **Since 2014, during a permitted alteration or remodel, residences in Los Angeles (and other cities) have been required to convert kitchen faucets to a maximum flow rate of 1.8 gpm.** Interested parties should research to find out if fixtures are compliant with current local standards.

### COMMENTS

There is an instant hot water heater in the undersink kitchen cabinet. **On-demand (point-of-use) hot water appliances are not inspected by us.** Inquiry with the seller may be informative.

### KITCHEN SINK

#### CONDITION:

Modern composite sink. This sink basin is in good condition. Faucet is in good working condition. Hand sprayer is functioning properly.

### KITCHEN ISLAND SINK

#### CONDITION:

Modern composite sink. This sink basin is in good condition. Faucet is in good working condition. Hand sprayer is functioning properly.

### BBQ AREA SINK

#### CONDITION:

Modern composite sink. This sink basin is in good condition. Faucet is in good working condition. Hand sprayer is functioning properly. **The water at this sink did not get very hot.** A qualified plumber should make correction as needed.

### DISPOSAL

#### CONDITION:

The garbage disposal was functioning as designed - tested for on and off function and unusual noise by us. Wiring appears to be in good condition and is properly clamped where it enters the motor enclosure.

### ISLAND DISPOSAL

#### CONDITION:

The garbage disposal was functioning as designed - tested for on and off function and unusual noise by us. Wiring appears to be in good condition and is properly clamped where it enters the motor enclosure.

### BBQ SINK DISPOSAL

#### CONDITION:

**This disposal did not respond to the remote control switch.** We believe this to be an issue with the remote control device. Correction by a qualified tradesperson is suggested.

### DISHWASHER

#### CONDITION:

Both dishwashers were tested for on/off function and they appear to be functioning as designed. They were not put through an entire wash cycle and the ability to clean soiled dishes was not evaluated by us.

## **RANGE AND OVEN**

### **TYPE/CONDITION:**

Gas range with electronic ignition. Dual electric oven. The elements/burners were all tested (turned on and off) and were functioning as designed.

## **RANGETOP VENTILATION**

### **TYPE AND CONDITION:**

External. Fan was operational on one or more speed settings at the time of the inspection.

## **COUNTERTOPS & CABINETS**

### **TYPE AND CONDITION:**

We believe the countertops are leather-finished stone and the cabinets are wood. The visible portions of the kitchen countertops and cabinets are beautifully done and in very good condition.

**We suggest fully sealing the wall where the pipes exit the undersink (island) cabinet to reduce air exchange and pest entry.**

## BATHROOMS

**Determining whether shower pans and surrounds are fully watertight is beyond the scope of this inspection.** Shower pans are visually checked for leakage, but leaks often are not evident except during sustained use. **It is important to maintain grouting and caulking in baths as minor imperfections can allow unseen water damage.** Tub drain stoppers and overflow drains are not checked. It is assumed that interested parties will identify missing shower curtains and replace as needed. **Lighted mirrors, heated towel racks and steam shower systems are not tested or evaluated by us.**

**We suggest inspection by a qualified electrician for sufficient electrical grounding and bonding with regard to ANY jetted tub motor, due to the chance of stray voltage.** Since 2014, during a permitted alteration or remodel residences in Los Angeles and other cities have been required to convert toilets to a maximum 1.28 gpf and showerheads to a maximum flow rate of 2.0 gpm and bathroom faucets to a maximum flow rate of 1.5 gpm. **In California, as of 2017, non-low-flow fixtures must be disclosed at the time of sale, but we do not determine fixture flow rates.** It is the responsibility of interested parties to determine current toilet flow requirements for the local municipality. We do not verify if lighting integral to bathroom exhaust fans or mirrors is compliant with *California Energy Code*. **We do not attempt to determine the exact date of remodeling with regards to fixture flow and other requirements.**

### BATHROOM #1

#### LOCATION:

Primary suite.

#### SINK:

We inspected the sinks including the drains and fixtures and they are functioning as designed.

#### TOILET:

The toilets both flushed and filled at the time of the inspection. These toilets are a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

#### TUB AND/OR SHOWER FIXTURES:

Showerhead is functioning as designed. **We did not see any markings regarding water flow rate at this fixture. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.** Inquiry with the owner or retrofitter may be informative.

#### TUB AND/OR SHOWER ENCLOSURE:

This shower surround shows no visible damage and is in good condition, **although the interior shower door handle is a bit loose.** Correction is suggested. This tub basin shows no visible damage and is in good condition.

#### BATH VENTILATION:

The fans responded to the control switches when tested.

#### BATH CABINETS/COUNTERS:

**We suggest fully sealing the wall where the pipes exit under the rightmost sink cabinet to reduce air exchange and pest entry.**

### BATHROOM #2

#### LOCATION:

Ensuite bedroom - upstairs (right side).

#### SINK:

We inspected the sink including the drain trap and fixtures and it is functioning as designed.

#### TOILET:

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

#### TUB AND/OR SHOWER FIXTURES:

This showerhead is functioning as designed. This showerhead is labeled as a low-flow (1.75 gpm) type, which exceeds the current standard. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.

#### TUB AND/OR SHOWER ENCLOSURE:

This shower surround shows no visible damage and is in good condition.

**BATH VENTILATION:**

A fan is provided and it responded to the control switch when tested.

**BATHROOM #3****LOCATION:**

Ensuite bedroom - upstairs (middle).

**SINK:**

We inspected the sink including the drain trap and fixtures and it is functioning as designed.

**TOILET:**

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

**TUB AND/OR SHOWER FIXTURES:**

Showerhead is functioning as designed. **We did not see any markings regarding water flow rate at this fixture. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.** Inquiry with the owner or retrofitter may be informative.

**TUB AND/OR SHOWER ENCLOSURE:**

This tub basin and shower enclosure shows no visible damage and is in good condition.

**BATH VENTILATION:**

A fan is provided and it responded to the control switch when tested.

**BATHROOM 4****LOCATION:**

Ensuite bedroom - upstairs (front).

**SINK:**

We inspected the sink including the drain trap and fixtures and it is functioning as designed. **Caulking / re-sealing is recommended at the sink to countertop connection.**

**TOILET:**

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

**TUB AND/OR SHOWER FIXTURES:**

Showerhead is functioning as designed. **We did not see any markings regarding water flow rate at this fixture. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.** Inquiry with the owner or retrofitter may be informative.

**TUB AND/OR SHOWER ENCLOSURE:**

This tub basin and shower enclosure shows no visible damage and is in good condition.

**BATH VENTILATION:**

A fan is provided and it responded to the control switch when tested.

**BATH FLOOR / WALLS:**

**There is a long vertical crack at the wall tile (just outside the shower enclosure).** We suggest review and repair by a qualified tradesperson and then monitoring this area over time. Inquiry with the builder may be informative.



## BATHROOM 5

### LOCATION:

Upstairs exercise room (front left).

### SINK:

We inspected the sinks including the drains and fixtures and they are functioning as designed.

### TOILET:

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

### TUB AND/OR SHOWER FIXTURES:

This showerhead is functioning as designed. This showerhead is labeled as a low-flow (1.75 gpm) type, which exceeds the current standard. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.

### TUB AND/OR SHOWER ENCLOSURE:

This shower surround shows no visible damage and is in good condition.

### BATH VENTILATION:

A fan is provided and it responded to the control switch when tested.

### BATH DOOR/S:

**This door is currently a bit difficult to operate.** Simple improvement is suggested for easier operation.

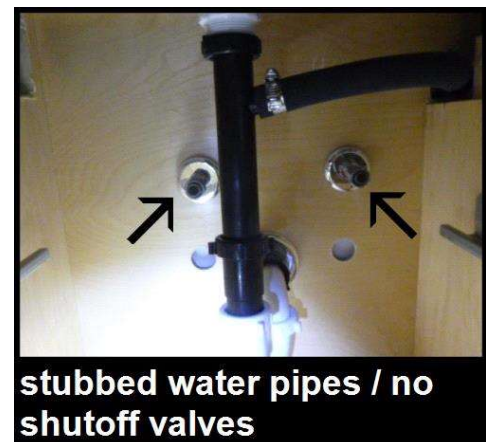
## BATHROOM 6

### LOCATION:

Powder room, interior hallway - downstairs.

### SINK:

We inspected the sink including the drain trap and fixtures. **The faucet (cold water control) is loosely mounted. Valve stops are not present at this sink as we usually expect to see.** A qualified plumber should make correction in conformance with current standards.



### TOILET:

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

**BATH VENTILATION:**

A fan is provided and it responded to the control switch when tested.

**BATHROOM 7****LOCATION:**

Ensuite bedroom - downstairs (front).

**SINK:**

We inspected the sinks including the drains and fixtures and they are functioning as designed.

**TOILET:**

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

**TUB AND/OR SHOWER FIXTURES:**

Showerhead is functioning as designed. **We did not see any markings regarding water flow rate at this fixture. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.** Inquiry with the owner or retrofitter may be informative.

**TUB AND/OR SHOWER ENCLOSURE:**

This shower surround shows no visible damage and is in good condition.

**BATH VENTILATION:**

A fan is provided and it responded to the control switch when tested.

**BATH DOOR/S:**

**This bathroom entry door does not latch properly (and the drywall is a bit damaged here).** Simple adjustment to the striker plate is needed.

**BATHROOM 8****LOCATION:**

Office - downstairs.

**SINK:**

We inspected the sink including the drain trap and fixtures and it is functioning as designed.

**TOILET:**

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

**TUB AND/OR SHOWER FIXTURES:**

This showerhead is functioning as designed. This showerhead is labeled as a low-flow (1.75 gpm) type, which exceeds the current standard. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.

**TUB AND/OR SHOWER ENCLOSURE:**

This tub basin and shower enclosure shows no visible damage and is in good condition.

**BATH VENTILATION:**

A fan is provided and it responded to the control switch when tested.

**BATH FLOOR / WALLS:**

**There is a long vertical crack at the wall tile (just outside the shower enclosure).** We suggest review and repair by a qualified tradesperson and then monitoring this area over time. Inquiry with the builder may be informative.

**BATH DOOR/S:**

**This bathroom entry door does not latch properly.** Simple adjustment to the striker plate is needed.

**BATHROOM 9****LOCATION:**

Exterior access - pool bathroom.

**SINK:**

We inspected the sink including the drain trap and fixtures and it is functioning as designed.

**TOILET:**

This toilet flushed and filled at the time of the inspection. This toilet is a 1.28 gallon per flush type, which meets the current California standard for new construction and remodeling.

**TUB AND/OR SHOWER FIXTURES:**

Showerhead is functioning as designed. **We did not see any markings regarding water flow rate at this fixture. 2.0 gpm is the current showerhead maximum flow requirement in new construction and remodeling per California Energy Standards.** Inquiry with the owner or retrofitter may be informative.

**URINAL**

Assumed to be a waterless unit. **The urinal was not tested or evaluated by us.** Refer to a qualified specialist for review and commentary. Inquiry with the seller may be informative.

**TUB AND/OR SHOWER ENCLOSURE:**

This shower surround shows no visible damage and is in good condition.

**BATH VENTILATION:**

A fan is provided and it responded to the control switch when tested.

## POOL / SPA

Pool and spa equipment and components are NOT within the scope of this inspection with the exception of drowning prevention measures. Any other information is only provided as a courtesy. We suggest a complete pool / spa evaluation be performed on behalf of interested parties, including sufficient and proper electrical grounding and bonding as well as the integrity and safety of pool lighting and surrounding deck prior to use of the pool or spa for enhanced personal safety. Any new owner should become familiar with this pool operation and maintenance, including the need to replace the filter medium at recommended intervals.

California requires that in a dwelling with a pool or spa the home inspection report shall state if there are fewer than two of the listed drowning prevention features. This reporting is mandatory. If any of the seven listed drowning safety features are not in place, not functioning, not viewable or not testable, investigation by a qualified pool contractor is warranted.

### 115920. The Swimming Pool Safety Act

#### 1. ENCLOSURE

115923. An enclosure shall have all of the following characteristics: Enclosure means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

- (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
- (b) A minimum height of 60 inches.
- (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
- (d) Gaps or voids do not allow passage of a sphere equal to or greater than four inches in diameter.
- (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

#### 2. REMOVABLE FENCING

Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key-lockable device.

#### 3. SAFETY POOL COVER

Approved safety Pool Cover means a manually or power-operated safety pool cover that meets all of the performance standards of the ASTM, in compliance with standard F1346-91.

#### 4. DOOR/WINDOW ALARMS

Exit alarms means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

#### 5. EXIT DOOR/WINDOWS

All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

#### 6. POOL ALARM/S

Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F 2208 Standards Specifications for Pool Alarms which includes surface motion, pressure, sonar, laser and infrared type alarms.

#### 7. OTHER APPROVED MEANS

Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers (ASME).

**DEFINITION:** Swimming pool means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. Swimming pool includes in-ground and aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas and non-portable wading pools.

## POOL / SPA BARRIER

### TYPE AND CONDITION:

We suggest research by interested parties regarding the specific pool and spa / hot tub barrier requirements in this municipality. **This pool may have fewer than two of the (seven) state-listed drowning prevention safety features** as a home inspection is required to note per CA Statute 7195 (2). We recommend improvement by installing at least two of these features for the safety of occupants and visitors.

## **DRAIN AND INTAKE COVERS**

### **ANTI-VORTEX / ANTI-ENTRAPMENT:**

**It was not determined by us if anti-vortex and anti-entrapment drains and intakes are present.** We recommend verification by a licensed professional pool service to ensure that all pool and spa drains and intakes are provided with these VERY important safety features prior to use. More information can be found at <http://apsp.org>.

## **ELECTRIC CONTROLS**

A qualified electrician should include the pool / spa controls and electrical bonding in any review of the house electrical system.

## PHOTOS

### PHOTOS

#### Photo #1

rain barrel example



#### Photo #2

mouse droppings in pantry attic



#### Photo #3

open wire splice in pantry attic

#### Photo #4

CFL light bulb in pantry attic = replace it with an LED bulb and a protective cage



#### Photo #5

gap at edge of balcony tile



**Photo #6**

why the added caulking at this balcony tile edge?



## GENERAL MAINTENANCE ADVICE

This list may help guide you in creating a safer and more worry-free home environment.

### UPON TAKING OWNERSHIP

1. Add deadbolts on exterior doors if missing. Check the function of window locking hardware and fix as needed.
2. Learn how to operate the main service shutoffs for the electrical, plumbing and gas utilities.
3. Create and share an action plan in the event of a fire or emergency, such as a significant seismic event.
4. Improve all stair, deck, balcony and porch railings and handrails as needed.
5. Review all inspection reports for items that call for improvement or investigation and take recommended actions.
6. Install rain caps on chimney and exhaust flues and tight-fitting vermin screens (that comply with WUI fire protection standards) on foundation vents as needed.

### SPRING & FALL MAINTENANCE

1. Check fire extinguishers and recharge or replace as needed. Inform all occupants of fire extinguisher locations. Check function of smoke and CO detectors.
2. Replace furnace air filter/s. We recommend only disposable (not washable) air filters.
3. Clean rain gutters, downspouts and the discharge areas of downspouts.
4. Replace deteriorated grout / caulking at tub & shower enclosures. Check below all sinks for water leakage.
5. Trim vegetation to ensure it is not contacting the roof or siding. Review and implement WUI standards for fire prevention / building protection practices if relevant.
6. Eliminate soil-to-siding contact around the perimeter of the home (this includes mulch).
7. Review the landscape watering schedule and adjust as needed for optimum water usage efficiency.
8. Test overhead garage door opener auto-reverse function.

## **NOTICE TO THIRD PARTY**

You may have received this report in order to help satisfy part of transfer disclosure obligations. This inspection report was produced for the party who contracted with us and this report is their property.

Conditions both inside and outside the home do change and use of this report by subsequent parties without an update may not reflect site conditions and a complete understanding may not be achieved.

If you like the quality of this report and wish to retain us to perform a consultation, we will be happy to work with you.

Corey Folsom

\*\*Certified Property Inspector

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