

O'BRIEN

Building Inspections

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INSPECTION REPORT

1439 Tunnel Road
Santa Barbara, CA



Prepared for Mr. and Mrs. Harrison

October 31, 2017

Inspected by Jay O'Brien

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INSPECTION AGREEMENT - O'Brien Building Inspections, Inc.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY.

Client: Mr. and Mrs. Harrison Inspection Date: October 31, 2017

Inspection Address: 1439 Tunnel Road

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding

in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or a practicing lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator with at least 10 years experience practicing law, or presiding over cases concerning residential real estate transactions. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

Client acknowledges having read and understood all the terms conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

INSPECTION FEE: \$xxxx
PAID BY:

Client(s): _____ Date: _____

Inspector: *Jay O'Brien* October 24, 2017

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STANDARDS OF PRACTICE

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The *Inspector* is not required to:

1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their *safety devices*
3. Use a ladder if *unsafe conditions* exist.

SECTION 3 – Roof Covering

A. Items to be *inspected*:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The *Inspector* is not required to:

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 – Attic Areas and Roof Framing

A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

B. The *Inspector* is not required to:

1. *Inspect* mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

A. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:

1. Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

A. Items to be *inspected*:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove cover plates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 – Heating and Cooling

A. Items to be *inspected*:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

B. The *Inspector* is not required to:

1. *Inspect* heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 – Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrester
3. Firebox
4. Damper
5. Hearth extension

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B. The *Inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals, or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – Building Interior

A. Items to be *inspected*:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The *Inspector* is not required to:

1. *Inspect* window, door, or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. *Operate* or test smoke alarms or vehicle door safety devices
4. Use a ladder to *inspect* systems or components

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:

1. Systems or components of a *building*, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to normal user controls
21. *Operating* shutoff valves or *shutting down* any *system* or *component*

22. Dismantling any *system*, *structure*, or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

***NOTE:** All definitions apply to derivatives of these terms when *italicized* in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system*, *appliance*, *fixture*, or *device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

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SUMMARY REPORT

Health & Safety

The following are considered health and safety items.

Recommend evaluation and repair as needed by a licensed contractor or specialty tradesperson.

HEATING SYSTEM

The furnace vent pipe is too close to wood at the roof sheathing in the attic. Recommend the wood be trimmed away 1" to provide adequate clearance.

ELECTRICAL SYSTEM

Temporary wiring was noted at a landscape light south of the garage. Landscape lighting and wiring is otherwise not within the scope of this inspection. Recommend further evaluation and improvements by a licensed electrician.

Temporary wiring was noted at various places in the garage. Recommend improvements be made by a licensed electrician.

Ground Fault Circuit Interrupter (GFCI) protection is recommended at garage receptacles. The GFCI receptacle at the rear interior of the garage did not trip when tested. Recommend improvements be made by a licensed electrician.

CO ALARMS

Recommend installing carbon monoxide alarms at each level of the building.

EXTERIOR STAIRS

Temporary steps were noted at the northwest yard. Loose and displaced pavers were noted at these steps.

Uneven risers were noted at the front yard stairs. Some of the risers are too high.

Graspable handrails are recommended at all exterior stairs where there are more than three risers. Handrails are often not required by the local municipality at landscape stairs, but can be added for improved safety.

Recommend the exterior stairs and related components be inspected and improved as needed by a qualified licensed contractor.

Defect / Functional Concern

The following are considered to be defects or functional concerns.

Recommend evaluation and repair as needed by a licensed contractor or specialty tradesperson.

EXTERIOR AND FOUNDATION

WALLS:

Unusual cracks were noted at the north side of the building above the main electrical panel. Recommend further evaluation by a qualified licensed contractor and geotechnical engineer.

Open cracks were noted in various places at the exterior walls. Recommend sealing open cracks to help prevent water intrusion.

EAVES:

Apparent insect damage was noted in various places at the eaves and master bedroom balcony. Recommend the entire property be inspected by a licensed structural pest control operator.

An excessively weathered fascia board was noted between the upper and lower roofs at the upper south portion of the house.

BALCONIES:

Lack of proper flashings were noted at the master bedroom balcony.

Gaps were noted between the threshold and tile at the master bedroom balcony.

A moisture stain was noted at the family room ceiling below the master bedroom balcony.

Cracked tiles were noted at the master bedroom balcony.

Recommend all of the balconies and related components be inspected and improved or replaced as needed by a qualified licensed contractor.

SLAB ON GRADE FOUNDATION:

Recommend evaluation of the foundation by a geotechnical engineer due to unusual cracks noted at the north exterior.

ROOF SYSTEMS

ROOFS:

Moisture stains and damage were noted at the upper hallway ceiling and wall toward the rear of the building.

Leakage may have occurred from a valley above the upper hallway toward the rear of the building.

Moisture stains were noted at the eaves above the master bedroom balcony.

A broken roof tile was noted at the south side of the garage.

Recommend the roofs and related components be inspected and improved as needed by a licensed roofing contractor.

FLASHINGS:

Recommend all flashings be inspected and improved as needed by a licensed roofing contractor.

GUTTERS & DOWNSPOUTS:

Corrosion was noted in various places at the gutters.

Recommend the gutters be cleaned, inspected, and improved as needed by a qualified licensed contractor.

PLUMBING

SUPPLY PIPES:

Leaking fittings were noted adjacent to a water pump at the north exterior.

Corrosion was noted at a galvanized pipe adjacent to the pressure tank at the north exterior.

Recommend the water pump, pressure tank, and related components at the north exterior be inspected and improved as needed by a licensed plumbing contractor.

WATER HEATER:

Corrosion and active leakage were noted at the water heater. Recommend the water heater be replaced by a licensed plumbing contractor.

HEATING AND AIR CONDITIONING

The heating and cooling system is approximately 23 years old and may be nearing end of useful life.

Recommend further evaluation of the heating and cooling system by a licensed HVAC contractor.

DOORS, WINDOWS & INTERIOR

DOORS:

Some of the exterior door frames are embedded in paving. This can cause moisture damage. Recommend monitoring and improving as needed. Recommend keeping these areas well sealed to help prevent moisture damage.

WINDOWS:

Weathered windows were noted in various places. Peeling paint was noted at some of the windows.

Damaged weatherstripping was noted in various places at the windows.

Fogging was noted between panes of glass at the upper hallway door and windows.

Additional failed dual pane windows and doors may be present, but not visible in all weather conditions or may be obscured by dirty glass. Recommend all of the windows and doors be cleaned to allow for further evaluation.

Missing crank handles were noted at many windows. Many windows were not operated.

Recommend all of the windows, doors, and related components be inspected and improved or replaced as needed by a qualified licensed contractor.

WALLS:

Moisture stains were noted at the wall above the living room exterior doors. Recommend further evaluation by a qualified licensed contractor.

CEILINGS:

A moisture stain was noted at the family room ceiling below the balcony.

Moisture stains and damage were noted at the upper hallway ceiling and wall toward the rear of the building.

A moisture stain was noted at the dining room ceiling adjacent to the heating and cooling register. Recommend further evaluation by a qualified licensed contractor.

Cracks and peeling paint were noted at the ceiling above the master bathroom shower stall. Recommend further evaluation and improvements by a qualified licensed contractor.

STAIRS:

Broken tiles were noted at the top of the stairs. Recommend further evaluation and improvements by a qualified licensed contractor.

CHIMNEY

A crack was noted in the stucco at the chimney adjacent to the roof. Recommend sealing any open cracks to help prevent water intrusion and damage.

KITCHEN AND LAUNDRY

REFRIGERATOR:

Water was noted on the floor adjacent to the refrigerator. Moisture stains were noted on the wall behind the refrigerator where visible. Refrigerators and freezers are otherwise not within the scope of this inspection. Recommend further evaluation by a qualified appliance technician.

LAUNDRY:

Moisture stains were noted on the wall below the laundry hookups.

Excessive mineral deposits and evidence of leakage were noted at the laundry supply valve. Recommend improvements be made by a licensed plumbing.

RESTROOMS

The hot water supply valve below the powder room sink has been turned off. The handle was missing at this supply valve. Recommend further evaluation by a licensed plumbing contractor.

The toilet was not functional in the Jack and Jill bathroom. Recommend further evaluation by a licensed plumbing contractor.

GARAGE

Moisture stains were noted in various places at the west interior of the garage. This area is below grade. Recommend further evaluation by a qualified licensed contractor.

GROUNDS

DRIVEWAY:

Open cracks were noted at the driveway. Recommend sealing open cracks to help prevent further damage of the pavement. Recommend resurfacing the asphalt as needed. Recommend further evaluation and improvements by a licensed paving contractor.

LANDSCAPING:

Sprinkler systems, landscape lighting, and fountains are not inspected. Recommend evaluation by a qualified specialist.

RETAINING WALLS:

A crack and some displacement was noted at a front yard retaining wall adjacent to the stairs.

Inspection of retaining walls is limited to a visual observation for apparent cracks or displacement.

Strength, adequacy, and drainage of retaining walls is not within the scope of this inspection.

Recommend evaluation of all retaining walls by a geotechnical engineer.

GRADING:

Steep slopes were noted. Evaluation of slope stability is not within the scope of this inspection. Recommend further evaluation of the entire property by a geotechnical engineer.

Sand bags were noted at the north side yard.

Bare dirt was noted at various places at the slopes. Erosion has occurred in various places. Recommend planting drought tolerant foliage to help prevent erosion.

Recommend the drainage adjacent to the buildings be improved by a qualified licensed contractor following the geotechnical engineer's recommendations.

PATIOS:

Worn pavers and missing mortar were noted in various places at the patios.

Evidence of ponding was noted at the rear patio.

Recommend the patios be inspected and improved as needed by a qualified licensed contractor.

MISCELLANEOUS

Many areas of the house and garage are below grade. Below grade areas are prone to water intrusion. Recommend maintaining proper drainage adjacent to the buildings to help prevent water intrusion.

Cracks were noted in the front patio fountain. The rear patio fountain was empty at the time of inspection.

Recommended the fountains and related equipment be inspected and improved or replaced as needed by a qualified specialist.

Routine Maintenance The following are considered to be routine maintenance items.

These items can be performed by a knowledgeable building owner or maintenance professional.

EXTERIOR

WALLS:

Damaged stucco was noted adjacent to the patio between the entry and living room.

TRIM, EAVES AND POSTS:

Weathered wood components were noted in various places at the exterior of the building.

Recommend all exterior wood components be painted or sealed as needed by a licensed painting contractor to help prevent moisture damage.

BALCONIES:

Rust was noted at the steel balconies.

ROOF SYSTEMS

DOWNSPOUTS:

Recommend extending downspouts away from the building to help prevent water intrusion and foundation movement.

ATTIC:

Rodent debris was noted in the attic. Recommend all rodent debris be removed by a qualified professional.

Recommend further evaluation of the buildings by a general pest control operator.

HOSE FAUCETS

Recommend installing anti-siphon devices on all hose faucets. Lack of anti-siphon devices can allow water from the landscape to enter the potable water system, if hoses are left attached to faucets and the ends of the hoses are submerged.

HEATING AND AIR CONDITIONING

Recommend covering the refrigerant line insulation with UV resistant tape.

The air conditioning condenser is not secured to the pad.

ELECTRICAL SYSTEM

Broken glass was noted at a landscape light south of the garage.

A displaced light fixture with a missing globe was noted at the north exterior.

A missing receptacle cover plate was noted at the garage southwest interior.

Some lights were not functional. Recommend replacing bulbs and retesting lights.

DOORS, WINDOWS & INTERIOR

DOORS:

A missing plate and knob were noted at the entry doors.

The deadbolt works intermittently at the upper rear exterior door.

Weak springs were noted at the door hardware at the lower level bedroom. The door levers do not stay horizontal.

The master bathroom toilet room door sticks.

The roller catches stick at various interior doors. Recommend lubricating.

WINDOWS:

Weathered windowsills and thresholds were noted.

Screens were not in place at most of the windows.

CEILINGS:

Gaps were noted between the drywall and the exposed beams. The gaps can be sealed for cosmetic improvements.

KITCHEN AND LAUNDRY

A missing power button cover was noted at the downdraft vent system controls.

Damage was noted at the cabinet floor below the kitchen sink.

Gaps were noted between the crown molding and ceiling at the cabinets in the laundry room.

RESTROOMS

A small piece of delaminated material was noted in the cabinet below the sink at the lower level bedroom bathroom.

The shower diverter was not functional at the tub spout in the lower level bedroom bathroom. The diverter is stuck in the shower position.

Grout or sealant is recommended between the soap dish and wall at the lower level bedroom bathroom.

The shower diverter was not functional at the tub spout in the Jack and Jill bathroom. The diverter is stuck in the shower position.

A slow drain was noted at the left sink in the master bathroom.

The shower door hits the frame at the master bathroom.

Damaged shower door seals were noted at the master bathroom.

Peeling paint was noted at the side of the tub deck in the master bathroom.

GARAGE

Worn paint was noted at the garage floor.

Intermittent response was noted at the garage door opener control button.

GROUNDS

LANDSCAPING:

Recommend trimming foliage away from the buildings.

Missing stones were noted at a planter wall adjacent to the dining area.

GRADING:

The soil is too high in some areas of the planters adjacent to the building. Recommend lowering the soil below the stucco screed.

PATIOS:

Rust was noted at a front patio railing.

Displaced pavers were noted at a front patio.

EXTERIOR STAIRS AND RAILINGS:

Rust was noted at the front yard handrails.

Recommended Upgrade

The following are considered to be recommended upgrades.

Existing condition may have been standard or allowed at time of installation but does not meet current building or safety standards. Components may have wear but are still functional.

ROOF SYSTEMS

FLASHINGS:

There are no visible double flashings at vent pipes. This is typical for the age of the building but can be improved if needed. Recommend keeping roof penetrations well sealed to help prevent water intrusion. Recommend further evaluation and improvements by a licensed roofing contractor.

ATTIC:

Additional insulation can be installed to help make the building more energy efficient.

HEATING AND AIR CONDITIONING

There is no overflow pan under the cooling equipment in the attic. Consider installing an overflow pan with a drain to the exterior to help prevent damage if leakage occurs.

The ducting and duct connections are not to current efficiency standards, consider upgrading. Ducting upgrades or replacement may be required when the furnace is replaced. Consult a licensed HVAC contractor for more information.

ELECTRICAL SYSTEM

GFCI protection is recommended at all kitchen receptacles (the receptacles adjacent to the kitchen sink are GFCI protected). GFCI protection was not required at all kitchen receptacles at time of construction but is recommended.

DOORS & INTERIOR

DOORS:

High thresholds were noted at the living room and family room. High thresholds can be trip hazards and are not to current standards.

FLOORS:

Chipped floor tiles were noted.

Stained carpet was noted in various places.

SMOKE ALARMS

Older smoke alarms are not as effective as newer units. Replacement is recommended.

RESTROOMS

Chipped finish and rust was noted at the right sink in the master bathroom.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

October 31, 2017.

TIME OF INSPECTION:

10 AM.

CLIENT NAME:

Mr. and Mrs. Harrison.

INSPECTION ADDRESS:

1439 Tunnel Road.

CITY/STATE:

Santa Barbara, CA.

WEATHER CONDITIONS

WEATHER:

Partly cloudy.

SOIL CONDITIONS:

Damp where irrigated.

BUILDING CHARACTERISTICS:

BUILDING ORIENTATION:

For the purpose of this report the building is considered to be facing east. The entry doors are considered to be facing south.

AGE OF BUILDING(S):

Approximately 23 years old.

BUILDING TYPE:

Single family home. Check with the local Building Department for verification of all necessary permits and final inspections.

UTILITY SERVICES:

UTILITY STATUS:

All utilities were on at the time of inspection.

OTHER INFORMATION:

BUILDING OCCUPANCY STATUS

Occupied.

DEFINITION OF SERVICEABLE

Items where no deficiencies were found will be noted as "serviceable." For the purpose of this report "serviceable" is defined as:

1. Usable.
2. Suitable for ordinary use or wear.

REPORT PHOTOS

Photos in this report are included at the discretion of the inspector. A photo following a comment may be provided for clarification only and does not indicate whether a comment is more important than a comment without a following photo. Report must be printed in color with a quality printer for pictures to be useful. Please read entire report and inspection agreement.

EXTERIOR AND FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are common in many foundations and most do not represent a structural problem. Additional cracks will likely occur as building ages at exterior and interior surfaces. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Stucco. Wood framing.

CONDITION:

The exterior walls and other components were not fully visible due to foliage.

Unusual cracks were noted at the north side of the building above the main electrical panel. Recommend further evaluation by a qualified licensed contractor and geotechnical engineer.



Open cracks were noted in various places at the exterior walls. Recommend sealing open cracks to help prevent water intrusion.

Damaged stucco was noted adjacent to the patio between the entry and living room.



TRIM, EAVES AND POSTS:

MATERIAL:

Wood.

CONDITION:

Apparent insect damage was noted in various places at the eaves and master bedroom balcony. Recommend the entire property be inspected by a licensed structural pest control operator.



An excessively weathered fascia board was noted between the upper and lower roofs at the upper south portion of the house.



Weathered wood components were noted in various places at the exterior of the building.



Recommend all exterior wood components be painted or sealed as needed by a licensed painting contractor to help prevent moisture damage.

BALCONIES, DECKS, AND WALKWAYS:

MATERIAL:

Tile, wood, steel.

CONDITION:

The balconies and related components were not fully visible due to foliage.



Lack of proper flashings were noted at the master bedroom balcony.



Gaps were noted between the threshold and tile at the master bedroom balcony.



A moisture stain was noted at the family room ceiling below the master bedroom balcony.

Cracked tiles were noted at the master bedroom balcony.

Recommend all of the balconies and related components be inspected and improved or replaced as needed by a qualified licensed contractor.

Rust was noted at the steel balconies.

SLAB ON GRADE FOUNDATION:

CONDITION:

The slab foundation was not visible due to floor coverings.

Recommend evaluation of the foundation by a geotechnical engineer due to unusual cracks noted at the north exterior.

ROOF SYSTEMS

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most often this situation is not present during the inspection.

ROOFS:

ROOF MATERIAL AND FRAMING:

Clay tile roofs. Plywood sheathing. Conventional framing.

ROOF ACCESS:

Roof access was limited due to type. The roofs were viewed from the ground and a ladder.



ROOF CONDITION:

Moisture stains and damage were noted at the upper hallway ceiling and wall toward the rear of the building.

Leakage may have occurred from a valley above the upper hallway toward the rear of the building.



Moisture stains were noted at the eaves above the master bedroom balcony.



A broken roof tile was noted at the south side of the garage.



Recommend the roofs and related components be inspected and improved as needed by a licensed roofing contractor.

FLASHINGS:

TYPE:

Metal.

CONDITION:

Recommend all flashings be inspected and improved as needed by a licensed roofing contractor.

There are no visible double flashings at vent pipes. This is typical for the age of the building but can be improved if needed. Recommend keeping roof penetrations well sealed to help prevent water intrusion. Recommend further evaluation and improvements by a licensed roofing contractor.

GUTTERS, ROOF DRAINS & DOWNSPOUTS:

CONDITION:

Corrosion was noted in various places at the gutters.



Recommend the gutters be cleaned, inspected, and improved as needed by a qualified licensed contractor.

Recommend extending downspouts away from the building to help prevent water intrusion and foundation movement.

Underground drains are not within the scope of this inspection.

ATTICS:

ATTIC ACCESS LOCATION(S):

Laundry room.

ACCESS:

The attic access at the house was limited due to low clearance and ducting.

There is no attic access at the garage.

ATTIC CONDITION:

Rodent debris was noted in the attic. Recommend all rodent debris be removed by a qualified professional.

Recommend further evaluation of the buildings by a general pest control operator.

INSULATION TYPE:

Fiberglass batts.

CONDITION:

Additional insulation can be installed to help make the building more energy efficient.

PLUMBING

Concealed and underground plumbing is not within the scope of this inspection. Leakage or corrosion in concealed and underground plumbing cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation or to the exterior. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Recommend installing carbon monoxide detectors in all homes with gas appliances and attached garages. Propane (LPG) tanks are not within the scope of this inspection. Septic systems are not within the scope of this inspection. For the purpose of this report "drain pipes" includes drain, waste and vent pipes.

MAIN LINE:

MAIN WATER VALVE LOCATION:

Rear exterior.

MAIN WATER LINE MATERIAL:

1" copper.

CONDITION:

Appears serviceable where visible.

SUPPLY PIPES:

MATERIAL:

Copper at most areas where visible. Galvanized pipes were present at the water pump and pressure tank at the north exterior.

CONDITION:

Supply pipes are mostly not visible.

Leaking fittings were noted adjacent to a water pump at the north exterior.



Corrosion was noted at a galvanized pipe adjacent to the pressure tank at the north exterior.



Recommend the water pump, pressure tank, and related components at the north exterior be inspected and improved as needed by a licensed plumbing contractor.

The water pressure was 45 psi at a front hose faucet at 10:15 AM. This is acceptable water pressure.

Water softeners and filter systems are not within the scope of this inspection.

DRAIN PIPES:

MATERIAL:

ABS plastic where visible.

CONDITION:

Drain pipes are mostly not visible.

Appear serviceable.

HOSE FAUCETS:

CONDITION:

Recommend installing anti-siphon devices on all hose faucets.

Lack of anti-siphon devices can allow water from the landscape to enter the potable water system, if hoses are left attached to faucets and the ends of the hoses are submerged.



WATER HEATER:

LOCATION:

Laundry room utility closet.

TYPE:

Natural gas.

SIZE:

75 gallons.

AGE:

Approximately 11 years old.

CONDITION:

Corrosion and active leakage were noted at the water heater.

Recommend the water heater be replaced by a licensed plumbing contractor.



FUEL SYSTEM:

METER/TANK & SHUTOFF LOCATIONS:

The gas meter and main gas shutoff were not located. Consult the utility company or owner for the location of the gas meter and main gas shutoff.

There is a gas shutoff valve at the front of the building.



MATERIAL:

Iron pipe where visible.

CONDITION:

Gas lines are mostly not visible.

System appears serviceable where visible.

Recommend placing an emergency gas shutoff wrench at the gas shutoff area.

HEATING AND AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Calculating system capacity is not within the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.

HEATING SYSTEMS:

LOCATION(S):

Attic.



SYSTEM TYPE:

Forced air.

ENERGY SOURCE:

Natural gas.

CONDITION:

The heating and cooling system is approximately 23 years old and may be nearing end of useful life.

Recommend further evaluation of the heating and cooling system by a licensed HVAC contractor.

COMBUSTION AIR:

Appears serviceable.

VENTING:

The furnace vent pipe is too close to wood at the roof sheathing in the attic. Recommend the wood be trimmed away 1" to provide adequate clearance.



FILTER LOCATION:

Upper hallway return air register.

CONDITION:

Appears serviceable.

Recommend changing the filter at least twice per year.

CONTROLS:

Appear serviceable.

AIR CONDITIONING:**TYPE AND LOCATION:**

Electric split system. The condenser is at the north exterior.

AGE:

Approximately 25 years old (in service approximately 23 years).

**CONDITION:**

Recommend covering the refrigerant line insulation with UV resistant tape.



The air conditioning condenser is not secured to the pad.

There is no overflow pan under the cooling equipment in the attic. Consider installing an overflow pan with a drain to the exterior to help prevent damage if leakage occurs.

POWER SOURCE:

240 volt.

DUCTING:

CONDITION:

The ducting and duct connections are not to current efficiency standards, consider upgrading. Ducting upgrades or replacement may be required when the furnace is replaced. Consult a licensed HVAC contractor for more information.

ELECTRICAL SYSTEM

Any electrical repairs or improvements should be performed by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have burned out bulbs. Light bulbs are not changed during the inspection, due to time constraints. Furnishings often prevent testing of many receptacles and switches.

SERVICE:

TYPE:

Underground, 120/240 volt, circuit breakers.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

North exterior of the kitchen. 200 amp maximum rating.

CONDITION:

Circuit and wire sizing appear correct where visible.

CONDUCTORS:

ENTRANCE CABLES:

Undetermined.

BRANCH WIRING TYPES:

Copper, conduits, non-metallic sheathed cable (romex).

CONDITION:

Temporary wiring was noted at a landscape light south of the garage. Landscape lighting and wiring is otherwise not within the scope of this inspection. Recommend further evaluation and improvements by a licensed electrician.



Temporary wiring was noted at various places in the garage. Recommend improvements be made by a licensed electrician.



Temporary wiring was noted at various places in the garage.



LIGHTS, RECEPTACLES AND MISC. DEVICES:

CONDITION:

Ground Fault Circuit Interrupter (GFCI) protection is recommended at garage receptacles. The GFCI receptacle at the rear interior of the garage did not trip when tested. Recommend improvements be made by a licensed electrician. GFCI protection is recommended at all kitchen receptacles (the receptacles adjacent to the kitchen sink are GFCI protected). GFCI protection was not required at all kitchen receptacles at time of construction but is recommended. Broken glass was noted at a landscape light south of the garage.



A displaced light fixture with a missing globe was noted at the north exterior.



A missing receptacle cover plate was noted at the garage southwest interior. Some lights were not functional. Recommend replacing bulbs and retesting lights.

DOORS, WINDOWS & INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to dirty windows, temperature, weather and lighting conditions. Check with owners for further information.

DOORS:

MAIN ENTRY DOOR(S):

A missing plate and knob were noted at the entry doors.



EXTERIOR DOORS:

The deadbolt works intermittently at the upper rear exterior door.

Some of the exterior door frames are embedded in paving. This can cause moisture damage. Recommend monitoring and improving as needed. Recommend keeping these areas well sealed to help prevent moisture damage.



High thresholds were noted at the living room and family room. High thresholds can be trip hazards and are not to current standards.



INTERIOR DOORS:

Weak springs were noted at the door hardware at the lower level bedroom. The door levers do not stay horizontal.



The master bathroom toilet room door sticks.

The roller catches stick at various interior doors. Recommend lubricating.

WINDOWS:

TYPE:

Wood frame, dual pane at the house. Wood frame, single pane at the garage.

CONDITION:

Weathered windows were noted in various places. Peeling paint was noted at some of the windows.

Damaged weatherstripping was noted in various places at the windows.



Fogging was noted between panes of glass at the upper hallway door and windows.

Additional failed dual pane windows and doors may be present, but not visible in all weather conditions or may be obscured by dirty glass. Recommend all of the windows and doors be cleaned to allow for further evaluation.



Weathered windowsills and thresholds were noted.



Missing crank handles were noted at many windows. Many windows were not operated.

Recommend all of the windows, doors, and related components be inspected and improved or replaced as needed by a qualified licensed contractor.

Screens were not in place at most of the windows.

WALLS:

MATERIAL:

Drywall.

CONDITION:

Common cracks were noted.

Moisture stains were noted at the wall above the living room exterior doors. Recommend further evaluation by a qualified licensed contractor.



CEILINGS:

TYPE:

Drywall, exposed beams.

CONDITION:

Common cracks were noted.

A moisture stain was noted at the family room ceiling below the balcony.



Moisture stains and damage were noted at the upper hallway ceiling and wall toward the rear of the building.



A moisture stain was noted at the dining room ceiling adjacent to the heating and cooling register. Recommend further evaluation by a qualified licensed contractor.

Gaps were noted between the drywall and the exposed beams. The gaps can be sealed for cosmetic improvements. Cracks and peeling paint were noted at the ceiling above the master bathroom shower stall. Recommend further evaluation and improvements by a qualified licensed contractor.



FLOORS:

TYPE:

Tile, carpet.

CONDITION:

Stored items and furnishings prevent full inspection.

Chipped floor tiles were noted.



Stained carpet was noted in various places.



STAIRS AND RAILINGS:

CONDITION:

Broken tiles were noted at the top of the stairs. Recommend further evaluation and improvements by a qualified licensed contractor.



FIREPLACES, SMOKE ALARMS & CO ALARMS

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Smoke alarms should be installed in all bedrooms and adjacent hallways/rooms. Retest all smoke alarms and carbon monoxide alarms upon moving in. Test all smoke alarms and carbon monoxide alarms regularly.

FIREPLACE(S):

LOCATION:

Family room and master bedroom.

TYPE:

Metal, factory-built.

CONDITION:

Appear serviceable.

Recommend the fireplaces and chimneys be cleaned and inspected annually by a certified chimney sweep.

CHIMNEY(S):

MATERIAL:

Metal chimneys with stucco cladding.

CONDITION:

A crack was noted in the stucco at the chimney adjacent to the roof.

Recommend sealing any open cracks to help prevent water intrusion and damage.



SMOKE ALARMS AND CARBON MONOXIDE ALARMS:

CONDITION:

Recommend installing carbon monoxide alarms at each level of the building.

Older smoke alarms are not as effective as newer units. Replacement is recommended.

KITCHEN AND LAUNDRY

Refrigerators and freezers are not inspected. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Laundry appliances are not tested or moved during the inspection. The condition of any walls or flooring hidden by laundry appliances cannot be determined. Hidden damage may be present. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if operated.

KITCHEN SINKS AND FAUCETS:

CONDITION:

Appears serviceable.

RANGE/COOKTOP AND OVENS:

TYPE:

Gas cooktop. 2 electric ovens.

CONDITION:

Appear serviceable.

VENTILATION:

TYPE:

Downdraft.

CONDITION:

A missing power button cover was noted at the downdraft vent system controls.



REFRIGERATOR:

CONDITION:

Water was noted on the floor adjacent to the refrigerator. Moisture stains were noted on the wall behind the refrigerator where visible. Refrigerators and freezers are otherwise not within the scope of this inspection. Recommend further evaluation by a qualified appliance technician.

DISHWASHER(S):

CONDITION:

Appears serviceable.

DISPOSER(S):

CONDITION:

Appears serviceable.

COUNTERS AND CABINETS:

CONDITION:

Counters and cabinets were not fully visible due to storage.

Damage was noted at the cabinet floor below the kitchen sink.



LAUNDRY:

LOCATION:

Upper hallway toward the master bedroom.

CONDITION:

Moisture stains were noted on the wall below the laundry hookups.



Excessive mineral deposits and evidence of leakage were noted at the laundry supply valve. Recommend improvements be made by a licensed plumbing.



Gaps were noted between the crown molding and ceiling at the cabinets in the laundry room.



RESTROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

LOCATION:

Powder room.

CONDITION OF SINK(S):

The hot water supply valve below the powder room sink has been turned off. The handle was missing at this supply valve. Recommend further evaluation by a licensed plumbing contractor.

CONDITION OF TOILET(S):

Appears serviceable.

LOCATION:

Lower level bedroom.

CONDITION OF SINK(S):

Appears serviceable.

COUNTERS AND CABINETS:

A small piece of delaminated material was noted in the cabinet below the sink at the lower level bedroom bathroom.



CONDITION OF TOILET(S):

Appears serviceable.

TUB/SHOWER PLUMBING AND FIXTURES:

The shower diverter was not functional at the tub spout in the lower level bedroom bathroom. The diverter is stuck in the shower position.

TUB/SHOWER AND WALLS:

Grout or sealant is recommended between the soap dish and wall at the lower level bedroom bathroom.



LOCATION:

Jack & Jill (between bedrooms)

CONDITION OF SINK(S):

Appears serviceable.

CONDITION OF TOILET(S):

The toilet was not functional in the Jack and Jill bathroom. Recommend further evaluation by a licensed plumbing contractor.

TUB/SHOWER PLUMBING AND FIXTURES:

The shower diverter was not functional at the tub spout in the Jack and Jill bathroom. The diverter is stuck in the shower position.

TUB/SHOWER AND WALLS:

The tub and shower areas appear serviceable.

LOCATION:

Master bedroom.

CONDITION OF SINK(S):

Chipped finish and rust was noted at the right sink in the master bathroom.



A slow drain was noted at the left sink in the master bathroom.

CONDITION OF TOILET(S):

Appears serviceable.

TUB/SHOWER PLUMBING AND FIXTURES:

Appear serviceable.

TUB/SHOWER AND WALLS:

The shower door hits the frame at the master bathroom.

Damaged shower door seals were noted at the master bathroom.

Peeling paint was noted at the side of the tub deck in the master bathroom.



GARAGE

Determining the heat resistance rating of fire resistive barriers is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

GARAGE:

TYPE:

Detached 2 car garage.

FLOOR:

CONDITION:

The floor was not fully visible due to storage.

Common cracks were noted.

Worn paint was noted at the garage floor.



INTERIOR:

CONDITION:

The interior was not fully visible due to storage.

Moisture stains were noted in various places at the west interior of the garage. This area is below grade. Recommend further evaluation by a qualified licensed contractor.



Moisture stains were noted in various places at the west interior of the garage.



GARAGE DOOR(S):

CONDITION:

Intermittent response was noted at the garage door opener control button.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to areas around the foundation and exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. It is recommended that inquiry be made with the seller about knowledge of any prior foundation or slope problems.

DRIVEWAYS AND PARKING AREAS:

TYPE:

Asphalt.

CONDITION:

Open cracks were noted at the driveway. Recommend sealing open cracks to help prevent further damage of the pavement. Recommend resurfacing the asphalt as needed. Recommend further evaluation and improvements by a licensed paving contractor.



Open cracks were noted at the common driveway.



LANDSCAPING:

CONDITION:

Recommend trimming foliage away from the buildings.

Sprinkler systems, landscape lighting, and fountains are not inspected. Recommend evaluation by a qualified specialist.

Missing stones were noted at a planter wall adjacent to the dining area.

RETAINING WALLS:

TYPE:

Masonry, stucco, mortarless block system - segmental retaining walls.

CONDITION:

The retaining walls were not fully visible due to foliage.

A crack and some displacement was noted at a front yard retaining wall adjacent to the stairs.



Inspection of retaining walls is limited to a visual observation for apparent cracks or displacement.

Strength, adequacy, and drainage of retaining walls is not within the scope of this inspection.

Recommend evaluation of all retaining walls by a geotechnical engineer.

GRADING:

SITE:

Steep slope.

CONDITION:

Steep slopes were noted. Evaluation of slope stability is not within the scope of this inspection. Recommend further evaluation of the entire property by a geotechnical engineer.

Sand bags were noted at the north side yard.



Bare dirt was noted at various places at the slopes. Erosion has occurred in various places. Recommend planting drought tolerant foliage to help prevent erosion.



Bare dirt was noted at various places at the slopes. Erosion has occurred in various places.



Bare dirt was noted at various places at the slopes. Erosion has occurred in various places.



Recommend the drainage adjacent to the buildings be improved by a qualified licensed contractor following the geotechnical engineer's recommendations.

The soil is too high in some areas of the planters adjacent to the building. Recommend lowering the soil below the stucco screed.



Underground drains are not within the scope of this inspection.

PATIOS:

TYPE:

Pavers and stone.

CONDITION:

Worn pavers and missing mortar were noted in various places at the patios.



Evidence of ponding was noted at the rear patio.



Recommend the patios be inspected and improved as needed by a qualified licensed contractor.

Rust was noted at a front patio railing.



Displaced pavers were noted at a front patio.



EXTERIOR STAIRS AND RAILINGS:

CONDITION:

Temporary steps were noted at the northwest yard. Loose and displaced pavers were noted at these steps.



Uneven risers were noted at the front yard stairs. Some of the risers are too high.



Graspable handrails are recommended at all exterior stairs where there are more than three risers. Handrails are often not required by the local municipality at landscape stairs, but can be added for improved safety.

Recommend the exterior stairs and related components be inspected and improved as needed by a qualified licensed contractor.

Rust was noted at the front yard handrails.



MISCELLANEOUS

DESCRIPTION:

Many areas of the house and garage are below grade. Below grade areas are prone to water intrusion. Recommend maintaining proper drainage adjacent to the buildings to help prevent water intrusion.

DESCRIPTION:

Cracks were noted in the front patio fountain.



The rear patio fountain was empty at the time of inspection.



Recommended the fountains and related equipment be inspected and improved or replaced as needed by a qualified specialist.

DESCRIPTION:

Septic systems, if present, are not within the scope of this inspection. Recommend evaluation by a qualified septic system specialist.