

Table of Contents

REPORT DEFINITIONS & SCOPE	2
INSPECTION INFORMATION	4
FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS	10
EXTERIOR	12
ROOF COVERINGS	19
ATTIC AND ROOF FRAMING	21
PLUMBING	23
ELECTRICAL	28
HEATING AND COOLING SYSTEMS	33
FIREPLACES & CHIMNEYS	37
BUILDING INTERIOR	39
POOLS & SPAS	45

REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code, CBC Code is one source we take into account, but our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

We serve Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino Counties.

This Report Complies with the CREIA Standards of Practice

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 *conditions* 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*.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

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

CODE DEFINITIONS

SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade prior to close of the transaction.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade prior to close of the transaction.

CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professional in the appropriate trades prior to close of the transaction.

RECOMMENDED UPGRADE

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact our office immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs:
www.dca.ca.gov/energychallenge.htm Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

CLIENT & SITE INFORMATION

FILE/DATE/TIME**PRELIMINARY REPORT**

File # Pool house- 2016-PW. Date: 2016 Time: 1000.

LOCATION

This is an actual report. The address and the names of the parties to the purchase have been removed.

**BUYER'S AGENT**

Agent.

LISTING AGENT

Agent.

WEATHER/SOIL

Weather conditions during the inspection: clear, 74-86 degrees, and the ground is dry.

BUILDING CHARACTERISTICS

MAIN ENTRY

Faces: Street.

DESCRIPTION

Reportedly built 1981/83, 2 story, 3935 square feet, single-family residence with inground pool & spa.

FOUNDATION

Foundation types: concrete slab on grade.

UTILITIES

UTILITIES

All utilities on.

OTHER INFORMATION

PEOPLE PRESENT

People present: All parties.

BUILDING OCCUPIED

The building is staged and access to some items such as; electrical receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Peter Walker.

COMMENTS

Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the removal of inspection

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Pool house-2016-PW

contingencies and/or close of this transaction.

[CR] The required building number was not present or not observed from the street. We recommend installing, relocating or enlarging the numbers so they would be readily visible from the street for the emergency services and the pizza delivery person.

INTRODUCTORY NOTES

- IMPORTANT INFORMATION** [NOTE] Statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.
- [NOTE] Line item numbers within report are for reference and identification purposes only.
- [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.
- [NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.
- [NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.
- [FE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.
- [FE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. We recommend a qualified professional in the appropriate trade should be consulted on these matters.
- [NOTE] Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.
- [NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you.
- [NOTE] The building's square footage and age provided to your inspection company by other parties in the transaction is used as a guide to determine the amount of time we need to allocate for our inspection and thus our fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.
- [FE] This is not an inspection in accordance with ADA.
- [FE] "The building unit appears to be part of a complex that is managed and maintained by an Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the building unit inspected.
- The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Pool house-2016-PW

site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Association or their representative.

It is suggested that the Association's Proforma Operating Budget, including the Reserve Study be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

It is also suggested that the current building unit owner (the seller) and the Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C.& R' s" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the building unit, the complex 's common elements and areas, and any existing or pending litigation."

[FE] [NOTE] Buildings built before 1994 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Buyers Guide to Earthquake Safety & Environmental Hazards".

[Note][FE] We are not mold inspectors and do not inspect for any types of mold, mildew etc whether toxic or non toxic. Any past or present water leakage or water damage leaving visual indications [eg, grey, black or any color staining , discolorations or damp, musty odors] should be fully tested by a Certified Mold Specialist. Conditional changes can occur to this property at any time after this inspection date. We recommend to obtain a mold inspection by a Certified Mold Inspector Specialist. We will where observable report on any stains present at the time of the inspection.

[NOTE] This statement is taken from the C.A.R. purchase contract and is provided for your clarification. Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at sellers expense may be performed by Seller or through others, provided that the work complies with applicable Law, Including governmental permit, inspection and approval requirements. Repairs shall be performed in a good skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: [1] obtain receipts for Repairs performed by others; [2] prepare a written statement indicating the Repairs performed by seller and the date of such repairs; and [3] provide Copies of receipts and statements to Buyer prior to final verification of condition.

[FE] We recommend consulting with insurance companies for insurance quotes and for any prior insurance loss/claims on the property prior to close of the transaction.

ENVIRONMENTAL CONCERNS

Client/s acknowledge 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 concerns regarding the buildings and/or adjacent property, including but not limited to, the presence of animal urine, feces, chinese drywall, asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, methane or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis

Inspection Report Exclusively For: Pool house-2016-PW

seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products may be found in the "Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

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.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

- 101 FOUNDATION TYPE(S)** Foundation types: Concrete slab on grade.
- 102 EXTERIOR** The observable exterior areas of the concrete foundation showed no sign of unusual cracking or movement.
- 103 INTERIOR** The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings. All concrete will incur cracking, this a normal condition. No observed cracks today.
- [FE] There are areas of the building that were out of level. Noted at the rear balcony, the right rear corner tiled room.
- 107 FRAMING** Not applicable to this structure.

UNDER-FLOOR VENTILATION

- 114 VENTILATION** Not applicable to this structure.

UNDER-FLOOR ACCESS OPENING(S)

- 115 ACCESSIBILITY** Not applicable to this structure.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

- 117 ANCHORING & BRACING** A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade)

118 CRIPPLE WALL(S) Not applicable to this structure.

WOOD SEPARATION FROM SOIL

119 SEPARATION [FE] The wood framing lacked adequate separation from the soil at rear and right side. See #216.

INSULATION

120 INSULATION Not applicable to this structure.

SECTION 1

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.

EXTERIOR

SECTION 2

A. Items to be inspected:

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

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201	SITE GRADING	Flat site on a hill.
202	DRIVEWAY(S)	Materials: concrete.
204	WALKWAY(S)	Materials: Stone. concrete, wood.
205	STEP(S)/STAIR(S)	Materials: tile, concrete, wood.
206	MAIN ENTRY	Materials: tile.
207	PATIO(S)	Materials: concrete.
208	PATIO COVER(S)	Materials: wood frame design at the pond area.
209	SITE DRAINAGE	Surface and underground drains.
210	SIDING/CLADDING(S)	Materials: stucco.
212	EXTERIOR TRIM	Materials: wood.
213	DOOR(S)	Materials: Wood/glass. Wood. vinyl/plastic sliding glass.
214	WINDOW(S)	Materials: metal, vinyl/plastic Types: horizontal/vertical sliding, fixed, with a combination of single-pane/non-thermal and double-pane/thermal windows present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Pool house-2016-PW

216 SITE GRADING

[CR] Present standards require a minimum of 6 inches clearance between the soil and any wood/metal construction. We recommend maintaining this clearance as much as is practical without creating a negative slope towards the structure. Some areas have less than 6 inches clearance to dirt.



217 DRIVEWAY(S)

The driveway appeared functional with cracks noted.

219 WALKWAY(S)

[SC] Uneven sections are noted in the walkway surface. This condition is a trip hazard.



220 STEP(S)/STAIR(S)

[SC] There is improper height and inconsistent height on the risers on all of the steps on the property. This condition is a trip hazard.

[FE][CR] There are cracks in the tile surfaces at the balcony over the garages. We recommend correcting the condition(s) noted to prevent moisture intrusion into concealed spaces.

[SC] The bright sunlight does not allow the exterior painted concrete steps to be seen. This is a slip and fall hazard.



Inspection Report Exclusively For: Pool house-2016-PW

221 GUARDRAIL(S)

[SC] The front and right side concrete guardrail balustrades installed have wide spaces. We recommend additional measures be taken for child safety.

[SC] At the front and right side concrete guard rail wall the guard rails are too low, this is unsafe.



222 HANDRAIL(S)

The handrails appeared functional to the entry door

[SC] The handrails are missing at several of the steps around the property, recommended when 4 or more steps.

223 MAIN ENTRY

The entry door area appeared functional.

[CR] The door threshold is loose.

224 PATIO(S)

[SC] Evidence of ponding water is noted on the concrete patios. This condition is a slip and fall hazard.

[FE] [CR] There are cracks in the patio that have been painted over, these will return later.



225 PATIO COVER(S)

[SC] [CR] [FE] The pond area structure is not braced as required. Damaged and missing sections of guard rails are noted. The steps are not delineated and have different risers and there are trip hazards. Further evaluation and correction is needed.

227 SITE DRAINAGE

[FE] An underground drainage system is installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend it to be tested prior to close of the inspection contingency period and/or transaction.

228 COMMENTS

[SC] There are no guardrails at the concrete area to the left of the stairs to the garage

DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

Inspection Report Exclusively For: Pool house-2016-PW

230 BALCONY(S)

[FE] The balcony deck coatings and drainage appeared functional with items of note. Front and rear.

[FE] The balcony is uneven at the rear.

[SC] Ponding or evidence of ponding water is noted on the rear balcony deck. This condition is a slip and fall hazard and is conducive to moisture intrusion and deterioration.

234 GUARDRAIL(S)

[SC] The guardrails installed have wide spaces. We recommend additional measures be taken for child safety. Both

[SC] The guard railings are not high enough to provide adequate protection against falling and did not meet the present standards. Both.

[CR] Ponding water noted on the front bedroom planter balcony.



236 COMMENTS

[FE][CR] At the left rear of the garage balcony a separation has been stucco patched over at the rear of the garage wall.



CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

Inspection Report Exclusively For: Pool house-2016-PW

238 STUCCO CLADDING

[FE] The stucco siding has recently been patched to cover over cracks. These cracks will reappear at a later date.

[CR] The weep screed is missing or has been patched over at the front right and rear walls. Pic.

**247 FLASHING(S)**

[FE] There are no observable flashings at the windows, doors and projections of the building.

248 EXTERIOR TRIM

The observable exterior trim materials appeared functional.

249 EAVE(S)/SOFFIT(S)

The observable eaves appeared functional.

252 COMMENTS

[FE] [CR] The weep screed is buried or missing at the right rear room at the exterior.



EXTERIOR DOORS AND WINDOWS
253 DOOR(S)

The exterior doors appeared functional, and with exceptions noted.

[CR] There are unpainted areas of the water heater closet door at the right exterior. These conditions are conducive to deterioration.

254 WINDOW(S)

[FE] Double-pane windows/doors reduce noise and improve the energy efficiency of the home. The space between the panes is factory sealed. If a seal fails, air from the environment enters the formerly sealed space. This condition causes condensation or fogging of the windows, depending on the climatic conditions. We cannot assure the seal on each and every window, but we will attempt to note in the report the presence of observed condensation, fogging and/or moisture staining noted during the inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures.

The exterior windows appeared functional, with signs of aging and wear.

[CR] The window screens are missing.

OUTSIDE THE SCOPE OF THE INSPECTION

- 256 RETAINING WALL(S)** [FE] The retaining walls have cracks and showed signs of movement.
- [CR] The decorative retaining/planter walls have some cracked, damaged and missing bricks/caps.
- 257 FENCING/GATE(S)** [SC] See the Pool/Spa barrier enclosure notes at the end of the report for child safety issues at areas that access the pool/spa area.
- [CR] The entry gates needed adjustment and/or repairs to restore proper closing and latching operation.
- [CR] The perimeter fence is incomplete and some damage is noted.
- 258 BARBECUE(S)** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Our inspection looks at the observable gas, plumbing and electrical connections only if present.
- The BBQ gas shut off is installed.
- [CR] Cracked tiles to the BBQ counter.
- 259 FOUNTAIN(S)** [FE] These systems are outside the scope of the inspection and are not inspected for operation. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system.
- [SC] [FE] Free-standing masonry fountains and statuary pose a topple hazard if not mechanically connected or secured. We recommend the fountains be mechanically connected and secured or removed for occupant and child safety. The front tiled balcony deck has an unsecured fountain present.
- 
- 260 FIRE PIT(S)** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system and a gas line test be performed.
- 261 GAZEBO(S)** [FE] These structure(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade.
- 262 POND(S) AND BODIES OF WATER** [FE] Pond areas: These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade.
- [SC] Note that pond areas are required to have the same child protection as pool and

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Pool house-2016-PW

spas.

[SC] Unreinforced masonry walls are noted in this area.

263 COMMENTS

[SC] The wood bridges have damage noted.

[FE] Due to areas around the property being uneven and areas inside the house we recommend to have a geological survey performed prior to expiration of contingencies and close of the transaction.

SECTION 2**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 to *inspect systems or components*

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

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

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

- 301 INSPECTION METHOD** Tile roofs are not walked on, but are viewed from the eaves, windows, Google Earth and the ground when possible. These precautions are taken to prevent damage to the roof tiles and for inspector safety. This is a limited visual inspection.
- 302 ROOF COVERING(S)** Materials: concrete tile.
- 303 ROOF LAYER(S)** 1 layer observed.
- 304 ROOF DRAINAGE** Materials: metal rain gutters.

ROOF COVERINGS

- 309 CONCRETE TILES** [CR] There are a number of cracked, broken and displaced tiles on the roof. The underlayment felt is exposed to the weather. There was loose weather blocking needing repair. These conditions are conducive to roof leaks.



316 COMMENTS

[CR] There are a number of cracked, broken and displaced tiles on the roof. The underlayment felt is exposed to the weather. There was loose weather blocking needing repair. These conditions are conducive to roof leaks.



ROOF DRAINAGE SYSTEMS
317 ROOF DRAINAGE

[RU] The roof drainage is directed to collect into gutters. We recommend additional gutters and downspouts be installed to control the roof runoff.

318 DOWNSPOUT(S)

[CR] There is a missing downspout. Rear balcony.

FLASHINGS
320 FLASHING(S)

The observable flashings appeared functional.

PENETRATIONS
322 PENETRATION(S)

[CR] The sealant to some of the roof penetrations is cracked.

323 FLUE PIPE(S)

The observable exhaust flue pipes and weather caps appeared functional.

SKYLIGHTS
325 SKYLIGHT(S)

Not applicable to this property.

SECTION 3**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

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

401	ATTIC ACCESS(S)	Access: 1 Location: master bedroom closet, Type: hatch in the ceiling.
402	ROOF FRAMING	Framing types: conventional framing.
403	ROOF SHEATHING	Materials: plywood.
404	INSULATION	Materials: fiberglass batts.
405	VENTILATION	Vent types: soffit, roof. gable.

FRAMING AND SHEATHING

406	ROOF FRAMING	The observable areas of the roof framing appeared functional.
407	ROOF RAFTER(S)	The observable areas of the rafter framing appeared functional.
409	PURLIN(S)	The observable areas of the purlins and braces appeared functional.
411	CEILING JOIST(S)	The observable areas of the ceiling joists appeared functional.
412	ROOF SHEATHING	The observable areas of the roof sheathing appeared functional.

413 COMMENTS

[FE] Evidence of rodent activity is noted in the attic and under the stairs.



ACCESS OPENING(S) AND ACCESSIBILITY**414 ATTIC ACCESS(S)**

The attic space is restricted by the insulation, the furnace and ducts, the framing design and/or vaulted ceilings and the insulation. The attic examination is limited to the accessible and observable areas.

VENTILATION**416 VENTILATION**

The observable passive attic ventilation appeared adequate.

INSULATION**418 INSULATION**

[CR] The insulation is out of place/missing in areas. The insulation is not installed/glued on the attic access door. This condition minimizes the overall value of the insulation.

SECTION 4**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

PLUMBING

SECTION 5

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*

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

- | | | |
|-----|------------------------|---|
| 501 | MAIN WATER LINE | Materials: copper piping observed. |
| 502 | WATER SHUTOFF | The main water shutoff valve is located at the front left corner of the garage building. |
| 503 | WATER PIPING | Materials: Observed: copper piping observed. |
| 504 | WASTE LINES | Materials: Observed, ABS black plastic piping. |
| 505 | GAS SHUTOFF | The LP gas storage tanks and shutoff valves is located at the left rear corner of the property. |

WATER SUPPLY PIPING

- | | | |
|-----|----------------------|---|
| 506 | WATER SHUTOFF | The water supply to the house was shut off at the start of the inspection and shut off after the inspection. The main water shutoff valve was functional. |
| 507 | WATER PIPING | [FE] Yard sprinkler systems if present are not evaluated for sprinkling the site. We do recommend that drip systems be employed for plants for utility savings. |

[CR] Leaks noted at several areas of the irrigation system.

[Note] There have been many incidents of copper piping failure from pinholes in the piping in buildings, some not yet 10 years old. This kind of failure can occur at any time. This can be due in part to changes in the water and changes in the material content of the piping. We are unable to determine on a limited visual building inspection if the copper piping in this building is susceptible to this type of failure. It is our experience that there are no guarantees with copper plumbing materials today. Lawsuits have been filed against many water authorities for piping issues. Pin holes that cause slab leaks are not detectable on a routine building inspection unless wet flooring is observable.

The observable water supply piping appeared functional today with no observable

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

supply line leaks noted during the inspection.

DRAIN, WASTE AND VENT PIPING

508 DRAINS

The observable drain pipes are functional.

[SC] Corrugated plastic used as drain piping, this material is not approved for this application, the corrugations trap bacteria. Lower bath.



509 WASTE PIPING

The observable waste piping appeared functional.

510 VENT PIPING

The observable areas of the vent pipes appeared functional.

FAUCETS AND FIXTURES

512 SINK FAUCET(S)

The faucets and piping appeared functional with exceptions noted.

513 HOSE FAUCET(S)

[RU] There are no vacuum breakers on the exterior hose faucets. We recommend installing these devices, required in newer construction for water safety.

[CR] There are dripping hose faucets at several locations and some that do not work.

514 SINK(S)

The observable and accessible sinks appeared functional.

515 TOILET(S)

The toilets functioned.

[FE] Due to water conservation some jurisdictions upon property resale require toilets be changed for low water volume toilets. We do not know if this is required by this jurisdiction. Recommend further evaluation.

518 TUB(S)/SHOWER(S)

The tub/shower appeared functional.

519 WHIRLPOOL(S)

The whirlpool pump and jets are functional

[FE] [CR] The unit is very noisy down stairs.

[CR] Access to the whirlpool pump was not present.

520 SHOWER(S)

The showers appeared functional, with exceptions noted.

[CR] The shower arm/head is loose at the right side lower bathroom.

Inspection Report Exclusively For: Pool house-2016-PW

- 521 ENCLOSURE(S)** The enclosures are functional, with safety glass markings.
- [CR] There is no shower curtain or glass doors present at the upper left bath.
- 522 COMMENTS** [FE] Angle stops are not tested as the inspector is not equipped to repair plumbing. It is common for the angle stops to be inoperable due to age and mineral deposits. Temperature controlled mixing valves can fail at any time, we do test for correct water orientation during the inspection.
- [Note] Water hammer is the sound of moving water being suddenly stopped when a valve is turned off quickly. It can be a symptom of wearing valves or pipes not adequately secured. Hammer is most pronounced at washing machines and dishwashers that use quick acting solenoid shutoff valves. It can occur at any time and is a natural process of wear on the plumbing system.
- We do listen for water hammer and report accordingly. We do not guarantee there will not be water hammer. Hammer may be controlled by installation of permanent air chambers and/or water hammer arrestors. No hammer noted today.

FUEL GAS PIPING

- 523 GAS SHUTOFF** The supply shutoffs appeared functional.
- 524 GAS PIPING** The observable areas of the gas piping appeared functional.

WATER HEATER INFORMATION

- 527 LOCATION(S)** The water heater is located in an exterior closet at the right side.
- 528 BRAND NAME(S)** Bradford White.
- 529 MANUFACTURE DATE** 2002.
- 530 SIZE / GALLONS** 80 gallon.
- 531 ENERGY TYPE(S)** Electric.

WATER HEATER CONDITIONS

- 533 VENTING SYSTEM(S)** Not applicable to this property.

534 SUPPLY PIPING

[CR] The shutoff valve and observable water supply connectors are not insulated as required. We recommend insulating the exposed water piping to minimize heat loss.

**535 "T & P" VALVE(S)**

A temperature & pressure relief valve and discharge line are installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

536 TANK(S)

[CR] The unit is beyond its normal life.

537 SEISMIC BRACING

[SC] The water heater seismic strapping is installed in a manner that did not meet the building standards requirements. 52 gallon tanks and above require a minimum of 3 straps.

538 COMBUSTION AIR

Not applicable to this property.

539 ENERGY SUPPLY(S)

The electrical connections appeared functional.

540 CONTROL(S)

The temperature control is set in the "normal range" and the water at the faucets is warm/hot.

543 COMMENTS

[CR] There is no drip pan and drain line under the water heater to catch and divert any dripping water and/or leaking plumbing to the exterior. This is required and prudent in locations where leaks could cause damage and/or mold.

WATER HEATER INFORMATION
527 LOCATION(S)

Under the BBQ.

530 SIZE / GALLONS

1-2 gls .approximately.

531 ENERGY TYPE(S)

Electric.

WATER HEATER CONDITIONS
534 SUPPLY PIPING

[CR] The shutoff valve and observable water supply connectors are not insulated as required. We recommend insulating the exposed water piping to minimize heat loss.

- 536 TANK(S) [FE] The metal casing of the water heater tank is corroded/deteriorated. The unit is unplugged and not tested.



- 539 ENERGY SUPPLY(S) [FE] The unit was unplugged and no tested.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- 544 FUNCTIONAL FLOW A number of fixtures were operated simultaneously with a functional water flow.
- 545 FUNCTIONAL DRAINAGE [FE] Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction. Retain the video for your records.
- 546 COMMENTS [FE] No water in the pool house toilet and sink.

CROSS-CONNECTIONS

- 547 CROSS-CONNECTIONS There are no observable cross-connections between the potable and non-potable water at the fixtures or faucets.

OUTSIDE THE SCOPE OF THE INSPECTION

- 551 SEPTIC SYSTEM(S) [FE] These systems are outside the scope of the inspection and are not inspected. We recommend an inspection and certification with the appropriate professional in the appropriate trade regarding the system's operation and maintenance prior to close of this transaction.
- 554 SOLAR SYSTEM(S) [FE] The solar has been removed, the pipes are still present.

SECTION 5

B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, 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 determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected:

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

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE	Underground.
602 MAIN PANEL	Located at the left side of the building.
603 SERVICE RATING	120/240 volt system, rated at 200 Amperes.
604 SERVICE WIRING	Materials: Observed: aluminum.
605 CIRCUIT WIRING	Materials: copper, Wire system type(s): non-metallic sheathed cable and conduit.
606 DISCONNECT TYPE	Circuit breakers.

SERVICE EQUIPMENT

607 SERVICE WIRING	The underground service lateral is not observable to inspect.
608 CAPACITY	The electrical system capacity appeared adequate for the structure.

GROUNDING AND BONDING

610 GROUND TYPE(S)	Water piping & foundation rebar system.
611 GROUNDING	The observable electrical panel ground connections appeared functional.

DISTRIBUTION PANELS

613 MAIN PANEL	[CR] A number of breakers are not labeled specific. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.
	[CR] Screws are missing at the front cover of the panel.

Inspection Report Exclusively For: Pool house-2016-PW

614 WORKMANSHIP

[SC] Double lugging is noted at the circuit breakers neutral ground buss in the panel.

[SC] Holes in can/missing blank plugs noted.



SUBPANEL INFORMATION

- 615 LOCATION Pool equipment area.
- 616 PANEL RATING 120/240 volt, rated at 60 Amperes.
- 617 DISCONNECT TYPE Circuit breakers.

SUBPANEL CONDITIONS

618 ELECTRIC PANEL The circuit breakers in the panel are labeled. The accuracy of the labeling is not verified.

[SC] Inadequate clearance to the panel due to the masonry wall. We recommend to provide the required access to the panel for maintenance or emergency needs.



619 WORKMANSHIP The wiring within the panel appeared serviceable.

SUBPANEL INFORMATION

- 615 LOCATION Located at the exterior of the building under the BBQ.
- 616 PANEL RATING 120/240 volt, rated at 100 Amperes.
- 617 DISCONNECT TYPE Circuit breakers.

SUBPANEL CONDITIONS

Inspection Report Exclusively For: Pool house-2016-PW

618 ELECTRIC PANEL

[SC] The panel is improperly installed in this location and not considered accessible.



619 WORKMANSHIP

[FE] Not opened.

WIRING TYPES AND METHODS

621 WIRING TYPE(S)

Materials: Observed: copper, Wiring methods: non-metallic sheathed cable and conduit.

622 CIRCUIT WIRING

[SC] Electrical junction boxes without covers noted at the following locations: attic. Pic

[SC] There are separated/damaged conduits at the right rear of the pool.

[SC] Improperly installed and exposed unprotected non metallic wiring is noted in the following locations: garage, pond areas, under the stairs, water heater closet.



SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

624 DOOR BELL

[FE] Low voltage wiring of any description is not part of the inspection. Computer and audio wiring needs professional evaluation for operation.

625 SWITCHES

The accessible switches are functional. Light switches are a go or no go. Determining multi function switch systems is outside the scope of the inspection.

[SC] Switch covers are damaged/missing at the following locations: pond areas, garages.

626 UNGROUNDED RECEPTACLE(S)

[SC] The accessible receptacles are found to be: open ground connections at the garage.

627 GROUNDED RECEPTACLE(S)

[RU][SC] The 2008 [National Electrical Code] NEC requires new & renovated dwellings to have tamper resistant [TR] receptacles. These receptacles close off the contact slots of the receptacles with shutters. When a plug is inserted into the receptacle both springs are compressed and the shutters open allowing the metal prongs contact and make the receptacle live. Because both springs must be compressed at the same time the shutters do not open when a child attempts to insert an object into one of the slots. For

Inspection Report Exclusively For: Pool house-2016-PW

additional child safety we recommend the installation of tamper resistant electrical receptacles.

[SC] There are loose receptacles at, garage

[SC] There are painted receptacles, these are considered damaged and should be replaced at, garage, rear exterior wall,

[CR] There was no power at the receptacles at, exterior rear near the pool, the pool house, BBQ area,

[SC][FE] Receptacle cover plates are damaged and/or missing. garages, pond areas, dining, upper right rear bedroom next to the master bath, Missing screws noted in several areas of the house

[SC] There are no receptacles where required at the kitchen island

[SC] The accessible receptacles are found to be: Hot/neutral reversed at the kitchen nook,

**628 LUMINARIES
[LIGHT(S)/FIXTURE(S)]**

[SC] Exposed and/or unprotected light bulbs are noted. When incandescent bulbs are replaced with compact fluorescent bulbs [CFL's] may be a hazard to your health when broken. We recommend protecting exposed light bulbs, noted at, attic, under the stairs, water heater closet.

[SC] Light fixture missing and exposed wiring noted at, rear balcony wall

[CR] Some of the luminaries [lights] failed to function and/or missing [bulbs] luminaries at, water heater closet, pool house, attic, exterior and yard areas, lower right rear room.

[SC] Light fixture noted that is not approved for installation within the tub area noted at, upper left bathroom

[FE] [CR] When the whirlpool tub was operated the lighting dimmed in the bathroom indicating an overload situation.

**629 PADDLE FANS [CEILING
FAN(S)]**

[FE] The proper mounting and wiring of paddle fans can not be determined without dismantling the unit. Dismantling the unit is beyond the scope of this inspection. Paddle fans require special mounting due to being heavier than most fixtures. The ceiling paddle fan/s are functioning.

[CR] [FE] The ceiling fan failed to function at, pool house,

630 GFCI DEVICE(S)

We have identified areas that are appropriate for GFCI installation where applicable. Exterior, fountains, ponds, pools, spas, pool covers, audio systems near water, drinking fountains, garages, bathrooms, wet bars, kitchen, over tub & shower lights, etc.

GFCI's are required to be accessible for testing and can not be behind equipment that is not easily moved. Eg washing machines, fridges etc. GFCI's are mechanical devices that can fail anytime.

[RU] [SC] There is no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations. garages, rear exterior wall.

[SC] The Ground Fault Circuit Interrupter (GFCI) failed to function correctly in the following areas, upper right bedroom wall behind the door,

631 AFCI DEVICE(S) [RU] There are no AFCI protection devices provided in the electrical panel for the areas as required in new construction today. Arc Fault Circuit Interrupters provide protection when arc faults occur in the wiring. We recommend upgrading to provide added protection.

632 COMMENTS [FE] [SC] Buzzing electrical noise noted at the pond areas.

OUTSIDE THE SCOPE OF THE INSPECTION

634 INTERCOM [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.

635 CENTRAL VACUUM [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.

SECTION 6

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

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

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

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S)	The unit is located under the stairs.
702 BRAND	BDP.
703 MANUFACTURE DATE	1981.
704 TYPE & FUEL	[Heat Pump] An air condition system, that when operated in reverse generates heat.
706 FILTER TYPE(S)	Disposables.

HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S)	The supply air plenum appeared functional.
708 HEATING UNIT(S)	The unit functioned.
711 BLOWER / FILTER(S)	[CR] The blower and filter are dirty, these conditions restricts the air flow and reduces the systems efficiency.
712 RETURN PLENUM(S)	[CR] The return air plenum is dirty. We recommend cleaning this area of all dirt and/or debris.
713 COMBUSTION AIR	Not applicable to this system.
715 THERMOSTAT(S)	The thermostat was operated and the system responded.

HEATING SYSTEM INFORMATION

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

701 LOCATION(S) The unit is located in the attic.

702 BRAND [FE] Unknown, the unit is not safely accessible. See below.



703 MANUFACTURE DATE Unknown.

704 TYPE & FUEL [Heat Pump] An air condition system, that when operated in reverse generates heat.

706 FILTER TYPE(S) Disposable.

HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S) Not accessible.

708 HEATING UNIT(S) The unit functioned.

711 BLOWER / FILTER(S) Not accessible.

715 THERMOSTAT(S) The thermostat was operated and the system responded.

AIR CONDITIONING SYSTEM INFORMATION

717 LOCATION(S) The unit [2] are located on the right side of the building.



718 BRAND manufactured in 1981 & International comfort manufactured in 2009.

720 SYSTEM TYPE(S) "Split system" The condensing unit and evaporator coils are at different locations.

COOLING EQUIPMENT AND OPERATION

- 723 CONDENSING UNIT(S) The Carrier condensing unit is functional
- [FE] The older condensing unit failed to function properly.
- [CR] The condensing unit is not fastened/strapped in place. Both.
- [CR] The insulation on the AC line set is damaged and missing at the condensing unit.
- 724 SYSTEM CONDITION(S) The system responded to normal operating controls and a temperature differential between the supply and return air grills is within the normal range of (18 - 22) degrees. Both.
- 725 THERMOSTAT(S) The thermostats operated and the systems responded.

ENERGY SOURCE CONNECTIONS

- 727 HEATING EQUIPMENT ENERGY SOURCE CONNECTIONS The electrical power cord connections appeared functional
- 728 CENTRAL COOLING EQUIPMENT ENERGY SOURCE CONNECTIONS Electrical disconnects present, in sight of and providing power to the condensing units.

CONDENSATE DRAINS

- 730 CONDENSATE DRAIN(S) The observable areas of the condensate drain lines and terminations appeared functional. In the attic
- [CR] The condensate drain line trap and vent are missing, this is required for proper operation and energy savings.
- [SC] The under stairs drain line dumps in a plumbing line with no air gap. This is unsafe.



CONDITIONED AIR DISTRIBUTION SYSTEMS

- 732 DUCT TYPE(S) Plastic covered and insulated flexible ducting and Metalized covered and insulated flexible ducting.

733 DUCT CONDITIONS

The observable areas of the conditioned air ducts appeared functional with aging noted. Not all areas of the ducts are observable.

[CR] [SC] Some of the ducts have been changed out and rerouted that there is no safe way to get to the attic heat pump. Recommend to correct.

[CR] There are uninsulated ducts noted in the attic. Pic.



734 REGISTER(S) & GRILL(S) There is air movement from the air registers/grills.

SECTION 7

B. The Inspector is not required to:

1. *Inspect* heat exchangers or electrical 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*.

FIREPLACES & CHIMNEYS

SECTION 8

A. Items to be inspected:

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

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

- | | | |
|-----|--------------|--|
| 801 | LOCATION(S) | Locations: exterior. |
| 802 | UNIT TYPE(S) | Materials: manufactured 0-clearance fireplace. |
| 803 | FUEL TYPE(S) | Fuels: gas and/or wood burning. |
| 804 | CHIMNEY(S) | Materials: stucco chimney with a metal flue. |

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

- | | | |
|-----|---------------------|--|
| 805 | CHIMNEY(S) | The observable exterior areas of the chimney appeared functional. |
| 806 | SPARK ARRESTOR(S) | [SC] There is no spark arrestor installed on the chimney. We recommend installing a rain cap type spark arrestor to help minimize moisture entry into the flue and prevent the escape of hot embers. |
| 807 | FIREBOX(S) | [SC] The gas line is not sealed at the wall where it entered the fire box. We recommend sealing the gap around the pipe to the fire box wall.

[FE] The gas line has been disconnected accessible from the rear.

[SC] Liquid propane fireplaces are not allowed in Riverside. |
| 809 | HEARTH EXTENSION(S) | The hearth extension appeared functional. |

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

801 LOCATION(S)	Locations: living room.
802 UNIT TYPE(S)	Materials: manufactured 0-clearance fireplace.
803 FUEL TYPE(S)	Fuels: wood only.
804 CHIMNEY(S)	Materials: stucco chimney with a metal flue.

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

805 CHIMNEY(S)	The observable exterior areas of the chimney appeared functional.
806 SPARK ARRESTOR(S)	There is a spark arrester installed.
807 FIREBOX(S)	[RU] There are no glass doors present. We recommend adding doors as an energy upgrade.
808 DAMPERS	[SC] The observable areas of the flue is dirty needs to be cleaned.



809 HEARTH EXTENSION(S)	[CR] Grout missing at the living room hearth top.
-------------------------	---

811 COMMENTS	[FE] We recommend an inspection and service by a qualified fireplace professional prior to the close of this transaction. Our inspection of the fireplace and chimney is limited to the readily observable portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom [even if accessible] is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean and service the system, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.
--------------	---

SECTION 8

B. The Inspector is not required to:

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

BUILDING INTERIOR

SECTION 9

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] disposals.
6. Absence of smoke alarms and carbon monoxide alarms.
7. Vehicle doors and openers.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

- 901 ROOMS INSPECTED All.
- 902 WALL(S)/CEILING(S) Materials: Drywall, paneling, Mirrors.
- 903 FLOOR(S) Materials: wood, carpet, tile. vinyl, concrete.

- 906 COMMENTS [FE] The building has been repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring of the sellers about any past conditions that may no longer be observable.

[CR] Holes in the water heater exterior right side closet need to be repaired.



WALLS, CEILINGS AND FLOORS

- 907 WALL(S)/CEILING(S) The observable areas of the walls and ceilings appeared functional.
- 908 CLOSET(S) The closets are functional.

Inspection Report Exclusively For: Pool house-2016-PW

- 909 CARPET FLOORING** [CR] The observable areas of the carpet appeared functional, some stains noted.
- 910 TILE FLOORING** The observable areas of the tile floor appeared functional, with exceptions noted.
[CR] There are cracked and out of level floor tiles at the right lower rear room.
- 911 VINYL FLOORING** The observable areas of the vinyl floor appeared functional, with common signs of aging and wear.
- 913 CONCRETE FLOOR(S)** The observable areas of the concrete floor appeared functional, with common signs of shrinkage/settlement cracks.

DOORS AND WINDOWS

- 915 INTERIOR DOOR(S)** The doors are functional and latch, with exceptions noted.
[CR] The door rubbed. Laundry.
[SC] The doors swing out over a step down exceeding 1 1/2 of an inch. The landing area is too small at the lower right rear room. The step height exceeds the maximum allowed for steps. These conditions are safety hazards. Pic.



- 916 EXTERIOR DOOR(S)** The doors are functional and latch, with exceptions noted.
[CR] The pool house door is a hollow core door and is not likely to last very long. Solid doors are recommended.
[CR] The doors and side lights stick at the right rear lower room.
- 917 WINDOW(S)** The accessible windows appear to be functional and latch.
- 919 VENTILATION** The ventilation components appeared functional.

SAFETY GLAZING SUBJECT TO HUMAN IMPACT

Inspection Report Exclusively For: Pool house-2016-PW

921 SAFETY GLAZING

There are observable safety glass markings on the glass panes at the locations subject to human impact, with exceptions noted.

[SC] There are no observable safety glass markings on the glass where subject to human impact at the following locations; panes each side of the entry doors. The circular glass in the right side master bathroom.



922 COMMENTS:

[SC] There are no observable safety glass markings on the glass where subject to human impact at the following locations; panes each side of the entry doors. The circular glass in the right side master bathroom.



STAIRS, HANDRAILS AND GUARDRAILS

923 STAIRWELL(S)

The stairs are functional.

[SC] The area under the stairwell is in use for storage and a heat pump is located there. There is exposed wood framing, exposed wiring and plumbing pipes. This area is required to be a fully sealed fire wall to limit fire accessing the framing. We recommend correcting the conditions noted using approved methods for safety reasons.



924 HANDRAIL(S)

The handrails are functional.

925 GUARDRAIL(S)

[SC] The guardrails installed have wide spaces when compared with today's buildings standards. We recommend additional measures be taken for small children.

CABINET AND COUNTERTOP SURFACES

- 927 **CABINET(S)** The cabinets are functional.
- 928 **COUNTERTOP(S)** The countertops are functional.
- 929 **COMMENTS:** [Note] Stored items if present prevent inspection of all areas of the interior of the cabinets. Reportable conditions may be present not observable to the inspector.

KITCHEN APPLIANCE & COMPONENT CONDITION

- 944 **COOKTOP(S)** The cooktop/range burners functioned, a gas shutoff is present in the cabinet.

[SC] The range/oven lacked an anti-tip device at the rear as required by the manufacturer. This condition is a topple hazard.

- 945 **EXHAUST VENT(S)** The exhaust fan/ luminaire [light] functioned.
- [SC] The observable portion of the exhaust vent ducting is a corrugated flexible material , these products are not approved for kitchen exhaust vents.



- 946 **OVEN(S)** The oven functioned.
- 947 **DISHWASHER(S)** The dishwasher functioned through the "Normal Cycle"
- [SC] The dishwasher is connected directly to the garbage disposal. The air gap is missing.
- 948 **GARBAGE DISPOSAL(S)** The garbage disposal functioned.
- 949 **MICROWAVE(S)** The microwave oven functioned and heated a cup of water.
- 952 **REFRIGERATOR(S)** [FE] Refrigerator's of any description are outside the scope of the inspection.
- 958 **COMMENTS** [FE] Our visual inspection of the appliances is limited and will not replicate the day to day usage. Many appliances have issues with performance and we recommend to research the repair history of your appliances prior to close of the transaction.

SMOKE ALARMS

- 959 **SMOKE ALARM(S)** [FE] Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

Inspection Report Exclusively For: Pool house-2016-PW

Smoke detectors are noted at, lower hall only

[SC] Detectors that appear older than 10 years are present, recommend to replace.

[SC] [FE] We recommend installing to the current building standards photoelectric [not ionization type] smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions. This will require the removal of the detector to read the label on the rear of the unit.

960 CARBON MONOXIDE DETECTORS

[SC] The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed Carbon Monoxide [CO] alarms. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. Alarms are required near the sleeping rooms, on each level and in accordance with the manufacturers recommendations. Some jurisdictions require detectors be installed in all bedrooms.

[Note] Per the manufacturer carbon monoxide alarms should be replaced after 7 years.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

- 963 WASHER SERVICE** The laundry faucets have no observable leaks, no machine connected. We do not operate the faucets.
- 964 DRYER SERVICE** The dryer hookup provides for gas.
[CR] The 220 volt dryer receptacle failed to function.
- 965 DRYER VENT(S)** Dryer venting is provided and terminated at the exterior.

GARAGE COMPONENT & EQUIPMENT INFORMATION

- 967 TYPE & LOCATION(S)** Garage; attached, three car, with direct access into the building.
- 969 GARAGE DOOR(S)** Door types: sectionals.

GARAGE COMPONENT & EQUIPMENT CONDITION

- 971 GARAGE FLOOR(S)** The observable areas of the garage floor appeared functional, with cracks present.
- 972 GARAGE DOOR(S)** The garage doors operated and appeared functional.

973 DOOR OPENER(S)

[SC] The automatic reversing systems are not installed on the door tracks as required, this is an unsafe configuration.

The automatic garage door openers are operational and the automatic reversing system functioned when the door hit a 1 inch object placed in its path on the ground while closing. The secondary safety system (electric eyes) functioned.

**974 FIRE SEPARATION WALL(S)**

The observable areas of the garage firewall/ceiling appeared functional.

975 FIRE SEPARATION DOOR(S)

Not applicable to this structure.

SECTION 9**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 carbon monoxide alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems* or *components*.

POOLS & SPAS

OPTIONAL POOL/SPA
SECTION 1- Pool/Spa Vessel
A. Items to be inspected:

1. Above water level portions of the *pool/spa*.
2. Perimeter deck coping at the *pool/spa*

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LOCATION AND TYPE OF POOL/SPA

1001 LOCATION	Located at the rear of the building.
1002 VESSEL TYPE	Materials: Concrete & plaster inground pool and spa utilizing the same equipment.
1003 DECKING	Materials: concrete. brick.
1004 COPING	Materials: concrete.
1005 DRAINAGE	Surface and underground drains.

VESSEL, HARDSCAPING AND DRAINAGE

1007 VESSEL	The vessel surface was functional, with aging noted.
1008 WATERLINE TILES	The waterline tiles were functional with aging noted.

1009 DECKING	<p>[CR] Painted over cracks noted in the spa and pool decking.</p> <p>[FE] Settlement noted to the pool and spa decking and masonry walls.</p> <p>[SC] Uneven lifted sections were noted in the pool decking surface. This condition is a trip hazard. Pic.</p>
---------------------	---



Inspection Report Exclusively For: Pool house-2016-PW

1010 COPING

The pool/spa coping was functional, with exceptions noted.

[CR] The caulking between the coping and pool/spa deck surface was cracked/damaged and missing. This condition is conducive to moisture intrusion and lifting decks.

**1011 DRAINAGE**

[FE] An underground deck drainage system was installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

1012 COMMENTS

[FE] Please note the pool and spa water were low/below the tile line at the start of the inspection. Inspector turned on the pool water filler to top the pool up. The spa would need to be topped up with a hose pipe. Low water can be an indication of poor or no maintenance as the vessels do not have an automatic fills. It could also be the result of under ground leaks in the concealed piping. Recommend to have the system tested for leakage prior to close of the transaction.

SECTION 1**B. The Inspector is not required to:**

1. Determine if pool/spa systems, vessel, or components are free of leakage

SECTION 2- POOL/SPA BARRIERS**A. Items to be inspected:**

1. Fencing and other barrier components which restrict access to the pool/spa from outside the pool/spa area.
2. Audible door alarms and other components which restrict access to the pool/spa from the interior of the home

POOL/SPA BARRIERS**1013 ENCLOSURE**

[SC] There were no alarms on the doors/access points to the pool/spa area. The alarms are a child safety feature that warn you when the doors that access the pool/spa area are opened. We recommend installing and maintaining these safety devices at all access points for child safety.

[SC] The gates were too low, easily accessible. We recommend correcting the conditions noted for child safety.

[SC] The gate closers are missing. We recommend correcting the conditions noted for child safety.

[SC] The pool enclosure fencing was incomplete and too low. We recommend correcting the conditions noted for child safety.

[FE] [CR] Leaning pool area masonry fences are noted.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

1014 COMMENTS

[SC] The gates opened over a step down greater than 1 1/2 of an inch. This condition is a safety hazard.

SECTION 2**B. The Inspector is not required to:**

1. Evaluate adequacy of access *barriers* and *pool/spa covers*.
2. Operate or test alarms or automated safety *devices*, other than simple audible door alarms.
3. *Inspect* temporary or removable fencing or *barriers*.

SECTION 3- POOL/SPA PLUMBING**A. Items to be inspected:**

1. Pumps and pump motors.
2. *Readily accessible* associated piping *systems*
3. Filtration *systems*
4. Skimmers
5. Drains

PUMP(S) & ELECTRICAL EQUIPMENT**1015 FILTER PUMP**

The pump motor functioned.

1020 OBSERVABLE PIPING

The observable piping, valves and connections appeared functional with no leaks.

[CR] Sections of the PVC piping were not painted to protect them from the sun's ultraviolet rays.

**1021 WATER FILTER(S)**

The filtration system appeared functional.

1022 PRESSURE GAUGE

The pressure gauge was functional.

1023 SKIMMER(S)

The skimmer and basket were functional.

1024 POOL DRAIN(S)

[FE] The anti entrapment drain cover/s appeared functional. Determining if the system has a proper sump below the drain is beyond the scope of the inspection.

1025 SPA DRAIN(S)

The drain covers are the anti entrapment type and appeared functional.

- 1026 **WATER JETS** [FE] Low water flow was noted at one of the jets.
- 1027 **SPA CONTROLS** The controls for the spa were functional.

SECTION 3

B. The Inspector is not required to:

1. Evaluate or operate backflow prevention *devices* or back-flush any *components*.
2. *Inspect* chemical injection *systems* or conditioning *devices* and related *components*.
3. *Inspect* operate automatic water level refill *systems* or *components*
4. Determine if circulation *equipment* is properly designed or sized

SECTION 4- POOL/SPA ELECTRICAL

A. Items to be inspected:

1. *Pool/spa* electrical panels.
2. Operate GFCI test buttons
3. Disconnects, switches, and outlets
4. *Pool/spa* lighting
5. Bonding and grounding

ELECTRICAL EQUIPMENT

- 1030 **GFCI DEVICE(S)** The GFCI protection device for the pool and spa light functioned/tripped when the test button was operated. We recommend testing the device at each use.
- 1031 **SWITCHES** The accessible switches were functional.
- 1032 **RECEPTACLE(S)** The accessible receptacles were functional, secure and grounded.
- 1033 **POOL LIGHT(S)** [SC] The pool/spa light failed to function. Note bright sunlight prevents seeing the light operate.
- 1035 **EQUIP. BONDING** The equipment and metal components appeared to be bonded.

SECTION 4

B. The Inspector is not required to:

1. Operate circuit breakers.
2. Remove covers from electrical panels, *equipment*, or, *devices*.
3. *Determine* adequacy of grounding and bonding
4. *Determine* that the electrical system is free of defects that could result in shock or electrocution

SECTION 5- POOL/SPA HEATING

A. Items to be inspected:

1. Heating *equipment*
2. Fuel gas piping
3. Combustion air and venting exhaust *systems*

HEATING EQUIPMENT

- 1037 HEATER [FE] [SC] The heater cycled on & off in short intervals. We recommend correcting the conditions noted for safety reasons.
- [CR] The heater lacked adequate clearance for servicing.
- 1038 HEATING EQUIPMENT ENERGY SOURCE CONNECTIONS The gas shutoff valve and rigid gas connector appeared functional. The electrical connections appeared functional.
- 1039 COMBUSTION AIR The combustion air supply for the heater appeared adequate.

SECTION 5

B. The Inspector is not required to:

1. *Inspect* heat exchangers or heating elements.
2. *Inspect* solar or geothermal heating *systems* or *components*.
3. Evaluate the operation or calibration of thermostats
4. *Determine* water temperature, time to obtain hot water, or rate of temperature rise for a heater.
5. *Determine* if fuel *systems* are free of leakage

OUTSIDE THE SCOPE OF THE INSPECTION

- 1045 WATER QUALITY [CR] Total hardness Low, Total chlorine Low. Free chlorine Low. PH Low. Total alkalinity Low. Stabiliser/Cyanuric acid Low.
- 1046 COMMENTS [FE] Given the conditions noted above. We recommend a full evaluation with cost of corrections by an appropriate professional in the appropriate trade prior to close of the transaction.