

Pacific West Home Inspections

Report Index

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We are a professional Real Estate Inspection Service.

We provide Ethical Disclosures in a easy to understand and pleasant manner.

We **DO NOT** contract for repairs to the properties we inspect and therefore, we have no reason to find marginal or expensive repairs. We adhere to California Real Estate Inspection Association (CREIA) Stantands of Practice and Code of Ethics.

REPORT DEFINITIONS & SCOPE

This Report Complies with the CREIA Standards of Practice

*Note: *Italicized* words in this document are defined in the Glossary of Terms.

- A. A real estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems, structures, and components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures and components* of a *building* to be examined are listed in these Standards of Practice.
- B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system, structure, or component* is defective.
- C. These standards provide inspection guidelines, make public the services provided by private fee-paid inspectors, and define certain terms related to these *inspections*.
- D. Sections 1 through 10 of these standards are a mandatory part of all such inspections. Sections 11 through 12 are optional.
- E. Unless otherwise agreed between the *inspector* and client, these standards shall apply to the *primary building* and its associated *primary parking structure*. The *inspection* shall be limited to those specific *systems, structures, and components* that are present and visually accessible. *Components* and *systems* shall be operated with *normal user controls* only and as conditions permit. *Inspections* performed accordance with these standards are not intended to be *technically exhaustive*.
- F. *Inspection reports* shall describe and identify in written format the inspected *systems, structures, and components* of the *building* and shall identify *material defects*.
- G. *Inspection reports* may contain recommendations regarding conditions reported or recommendations for *further evaluations by appropriate persons*.

CONDITION 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 persons "specialist in the appropriate trade".

FURTHER

EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by the appropriate persons "specialist in the appropriate trade".

CORRECTIONS

RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made the appropriate persons "specialists in the appropriate trades".

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 receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. 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 escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

FILE/DATE/TIME File # 03 06 2004 Valencia New home Inspection Date:03/06/2004
Time: 9:00.

CLIENT NAME Major Brian Hannigan.

LOCATION Valencia CA.

WEATHER/SOIL Weather conditions during the inspection:Clear 70-80 degrees and the ground was dry.

BUILDING CHARACTERISTICS

STRUCTURE Age:2004
2 story, House.

FOUNDATION Foundation types: Slab on grade.

UTILITY SERVICES

ELECTRICITY Municipal.

GAS Municipal.

WATER/SEWER Municipal.

UTILITIES Municipal:

OTHER INFORMATION

PEOPLE PRESENT People present: Owners.
(The buyers recently moved in and have had shower leaks and bath tub drain line leaks. There is a concern that the contractor did not dry out the wall cavity after the plumbing leaks. There were numerous cracks at the exterior stucco. The phone jacks were not working)

BUILDING OCCUPIED The building was occupied and access to some items such as; electrical outlets/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 Greg Noyes, (CREIA), *Certified Professional Inspector* (CPI) , ASHI, *Member*.

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 page 2 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "specialists in the appropriate trades" using approved methods prior to the close of escrow. Note: The sellers did not provide any disclosures about the house to the home inspector.

INTRODUCTORY NOTES

IMPORTANT INFORMATION

[NOTE] Any 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] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[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. [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.

ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. 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 seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.



[FE] There upstairs plumbing leaks at the shower and the living room ceiling and walls were damage. There is a concern that the contractor did not open up the walls and ceiling so that those areas could dry out. There were signs of black microbial substance at the bottom of the wall. There was also standing water under the tub at the 1st level bath. We recommend that the drywall be removed in the damaged areas and have an Industrial Hygienist evaluate and sample for mold.

[FE] The builded failed to connect the drain lines at tub fixture at the first floor hall bath, there were drain leaks at the shower at the master bath and a leaking solder joint at the water supply line at the toilet feature at the master bath. The two fixtures probems at the 2nd level and first floor tub fixture leaked into the interior walls and ceiling at the first level living room. There was standing water under the tub at the first level hall bath. We recommend that the drywall be removed from the walls and ceiling at the affected areas and let the cavities dry out. We also recommend that the house be further evaluated by an Industrial Hygienist for mold. Wait for the mold reports before replace the drywall. (Additional photos at the end of report.)

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 page 2 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "specialists in the appropriate trades" using approved methods prior to the close of escrow. Note: The sellers did not provide any disclosures about the house to the home inspector.

FOUNDATION/UNDER-FLOOR AREAS

- SECTION 1**
- A. Items to be Identified and Reported:**
1. Foundation and other support *components*.
 2. Under-floor ventilation.
 3. Location of under-floor access opening(s).
 4. Wood separation from soil.
 5. Presence of drainage *systems* or sump pumps within foundation footprint.
 6. Presence or absence of seismic anchoring and bracing *components*.

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

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

FOUNDATION AND SUPPORT COMPONENTS

101
FOUNDATION
TYPE(S)
103 INTERIOR

Foundation types: Slab on grade.
 The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

SEISMIC ANCHORING AND BRACING COMPONENTS

120
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)

- SECTION 1**
- B. The inspector is not required to:**
1. Enter under-floor areas that are not *accessible* or where entry could cause damage or pose a hazard to the inspector.
 2. Move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain access.
 3. Operate or evaluate the adequacy of sump pumps or drainage equipment.
 4. Identify size, spacing, location, or adequacy of foundation bolting and bracing *components* or reinforcement systems.
 5. Perform any *intrusive examination* or testing, or use special equipment such as, but not limited to, levels, probes or meters.

EXTERIORS

SECTION 2

A. Items to be Identified and Reported:

1. Surface grade, hardscaping and drainage within six feet of the inspected building or associated *primary parking structure*.
2. Wall cladding, veneers, flashing, trim, eaves, soffits, and fascias.
3. Exterior portions of a representative *sampling* of doors and windows.
4. Attached decks, porches, balconies, stairs, columns, walkways, guardrails and handrails.

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

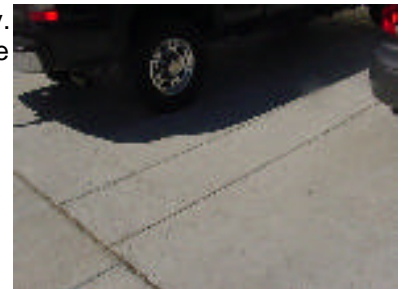
[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201 SITE GRADING	Natural Swale.
202 DRIVEWAY(S)	Materials: concrete.
204 WALKWAY(S)	Materials: concrete.
206 MAIN ENTRY	Materials: concrete.
209 SITE DRAINAGE	Surface drainage.
210 SIDING/ CLADDING(S)	Materials: stucco.
212 EXTERIOR TRIM	Materials: wood.
213 DOORS)	Materials: vinyl/plastic, wood and metal doors.
214 WINDOW(S)	Materials: vinyl/plastic.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING	[RU] We recommend to upgrade and install under ground drainage system.
217 DRIVEWAY(S)	[CR] Damage surface sections at the driveway. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



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

230 STUCCO CLADDING

[CR] There were cracks the stucco siding. One of the cracks migrates through the plant-on window detail at the rear of house. These conditions may be conducive to moisture intrusion/deterioration. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade. If the cracks are repaired then we also recommend that the stucco be fogged coated at the exterior of the house to keep a uniform color to the house.



Please see the series of photos at the end of report. The photos were taken on 03/06/2004 and 03/30/2004 In my opinion the cracks are getting worse.

242 FASCIA(S)

[CR] Water flows back to the house at the the front protruding beams details at the front exterior of the garage. We recommend that a qualified specialist correct the condition(s) noted.



EXTERIOR DOORS AND WINDOWS

246 WINDOW(S)

[CR] The drain slots were covered by stucco at a number of windows. The window tracks had debris at many of the windows. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



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

250 WALKWAY(S)

Note: In orde to keep your cooling expense down there are several ways to minimize the use of the AC system such as ceiling fans, attic or whole house fans and install more insulation in the attic.

SECTION 2

B. The inspector is not required to:

1. Operate or evaluate any mechanical, electro-mechanical, or underground drainage systems.
2. Operate or evaluate storm windows, storm doors, screening, shutters, or awnings.
3. Operate or evaluate remote-control devices.
4. Examine detached buildings and structures (other than the primary parking structure), patio enclosures, fences, and retaining walls.
5. Examine items not visible from a readily accessible walking surface.

ROOF COVERINGS

SECTION 3

A. Items to be Identified and Reported:

1. Roof coverings.
2. Flashings, vents, skylights and other penetrations.
3. Roof drainage *systems*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow 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 and the ground when possible. These precautions are taken to prevent damage the roof tiles and for inspector safety.

302 **ROOF
COVERING(S)**

Materials: concrete tile.

303 **ROOF
LAYER(S)**

1 layer.

304 **ROOF
DRAINAGE**

Materials: metal rain gutters.

ROOF COVERINGS

309 **CONCRETE
TILES**

[FE] There were a number of unsecured, displaced or improperly fastened tiles the top row at the garage roof to house wall. The underlayment felt was exposed to the weather. These conditions are conducive to roof leaks. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



ROOF DRAINAGE SYSTEMS

322

DOWNSPOUT(S)

[CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.



SECTION 3

B. The inspector is not required to:

1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the *inspector*.
2. Perform a water test, warrant or certify against roof leakage or predict life expectancy.

ATTIC AREAS & ROOF FRAMING

SECTION 4

A. Items to be Identified and Reported:

1. Framing and sheathing.
2. Access opening(s) and accessibility.
3. Insulation materials.
4. ventilation.

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

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

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)	hall and at garage ceiling.
402 ROOF FRAMING	Framing types: factory-built trusses.
403 ROOF SHEATHING	Materials: oriented strand board (OSB)/(wafer board)
404 INSULATION	Materials: blown-in.
405 VENTILATION	Vent types: roof.

ACCESS OPENING(S) AND ACCESSIBILITY

414 ATTIC ACCESS(S)	The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.
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SECTION 4

B. The *inspector* is not required to:

1. Enter attic areas that, in the opinion of the inspector, are not accessible, or where entry could cause damage.
2. Remove insulation materials or identify composition or "R" value of insulation material.
3. Activate thermostatically operated fans.

PLUMBING

SECTION 5

A. Items to be Identified and Reported:

1. Supply, waste, and vent piping.
2. Fixtures, faucets, and drains.
3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves.
4. *Functional flow* of water supply and *functional drainage* at fixtures.
5. Gas piping and connectors.
6. *Cross-connections*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in

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the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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

PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE

Materials: copper piping.

502 WATER SHUTOFF

The main water shutoff valve was located in the garage.

503 WATER PIPING

Materials: The Water Pressure was 60 psi at the time of inspection and the water pipe was CPVC.

504 WASTE LINES

Materials: ABS black plastic piping.

505 GAS SHUTOFF

The gas meter and shutoff valve are located at the left side of the building.

SUPPLY, WASTE AND VENT PIPING

506 WATER SHUTOFF

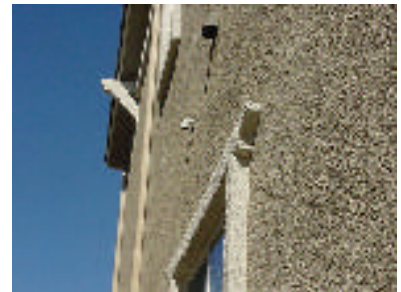
The main water shutoff valves are outside the scope of the inspection and are not tested.

507 WATER PIPING

[FE] There is a hot soil condition and carbon dioxide gas conditions at parts of the Santa Clarita Valley. There was a class action suit against the Newhall Land Company, Korean Galvanized Pipe Company and several developers in the area on the use of galvanized pipes water systems in the houses. The lawsuit was settled several years ago. The deterioration of metal pipes has been observed on both galvanized and copper pipes. The serviceable life of pipes may be shorten due to the soil and water conditions. In 1995 the use of CPVC and Pex tubing was been approved and the local building official may approve there use for repiping. There has been also a class action lawsuit against the Stevenson Ranch Developers concerning pipe failures. This house was piped with CPVC which along with PEX pipe is the recommend type of pipe to be used due to the conditions present in Valencia.

509 WASTE PIPING

[CR] The exterior outlet for the laundry room floor drain does not extend out further than the window detail plant-on at the left side of house. We recommend that a qualified specilist make the recommended repairs.



511 COMMENTS

[CR] The clean out plug was covered by stucco at the left side of the house. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



FIXTURES, FAUCETS AND DRAINS

512 SINK(S)

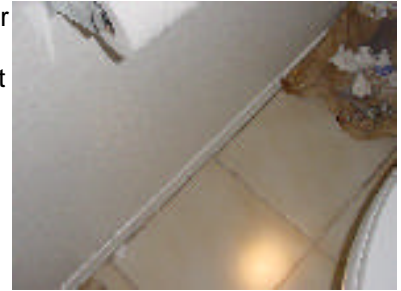
[CR] The island sink cleanout was partially covered over by the base of the island. The cleanout could not be accessed. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.

[CR] There was a gap at the sink lip at the tile counter at the kitchen. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



513 TOILET(S)

[FE] There was moisture at the floor tiles near the toilet at the master bath. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.



WATER HEATER INFORMATION

525

LOCATION(S)

The water heater was located in the garage.

527 APPROX.

AGE(S)

2004.

528 SIZE /
GALLONS

50 gallon.

529 ENERGY
TYPE(S)

Natural gas.

WATER HEATER CONDITIONS

531 VENTING
SYSTEM(S)

[CR] Dry wall screws were used to secure the holding straps. Wrong type of screw used. We recommend that a qualified specialist correct the condition(s) noted.



GAS PIPING AND CONNECTORS

545 GAS
SHUTOFF

The supply shutoff appeared functional, we do not operate these devices. There was an automatic/seismic shutoff valve installed.

SECTION 5

B. The inspector is not required to:

1. Operate any valve other than fixture faucets and hose faucets attached to the building.
2. Operate any system, fixture or component which is shut down or disconnected.

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3. *Examine* or verify operation or water supply or assistance systems, including, but not limited to: wells, pumps, tanks, and related equipment.
4. Verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume, or temperature.
5. *Examine* or *operate* any sewage disposal *system* or *component* including, but not limited to: septic tanks and/or any underground *system* or portion thereof, or ejector pumps for rain or waste.
6. *Examine* the overflow device of any fixture.
7. *Evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water or waste, and venting *components*, *fixtures*, or piping.
8. Identify whether water supply and waste disposal *systems* are public or private.
9. *Evaluate* time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
10. *Examine* ancillary systems or *components* such as, but not limited to: those related to solar water heating, hot water circulation, yard sprinklers, water conditioning, swimming pools or spas and related equipment, and fire sprinklers.
11. Test shower pans for leakage or fill any fixture with water during *examination*.
12. *Evaluate* the gas supply system for leaks or pressure.
13. *Determine* effectiveness of anti-siphon, back-flow prevention, or drain-stop *devices*.
14. Determine whether there are sufficient clean-outs for effective clearing of drains.
15. *Evaluate* gas, liquid propane, or oil storage tanks.

ELECTRICAL SYSTEMS

SECTION 6

A. Items to be Identified and Reported:

1. Service conductors, equipment, and capacity.
2. Panels and overcurrent protection devices.
3. Service and equipment grounding.
4. Wiring types and methods.
5. A *representative sampling* of switches, receptacles, and light fixtures.
6. Ground-fault circuit-interrupters.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow 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 right side of the building.
603 SERVICE RATING	120/240 volt system, rated at 200 Amperes.
604 SERVICE WIRING	Materials: not visible at the main panel.
605 BRANCH WIRING	Materials: copper.
606 DISCONNECT TYPE	Circuit breakers.

SERVICE CONDUCTORS, EQUIPMENT AND CAPACITY

607 SERVICE WIRING

The underground service lateral was not visible to inspect.

SUBPANEL INFORMATION

612 LOCATION

Located in the garage.

SUBPANEL CONDITIONS

616 WORKMANSHIP

[SC] There were exposed wires above the subpanel. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



SERVICE EQUIPMENT AND GROUNDING

618 GROUND TYPE(S)

Water piping & foundation rebar system.

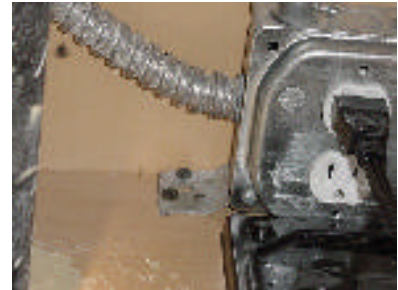
WIRING TYPES AND METHODS

621 WIRING TYPE(S)

Materials: copper.

622 BRANCH WIRING

[CR] The junction box was secured by drywall screws under the kitchen island sink. Drywall screws are not listed for this application.



SWITCHES, RECEPTACLES AND LIGHT FIXTURES

626 RECEPTACLE(S)

[CR] Improper type of screws were used to mount the face plate at the receptacle at the side of the island.



SECTION 6

B. The inspector is not required to:

1. Operate electrical systems or components which are disconnected or shut down.

2. Disconnect any energized *system* or *appliance*.
3. Remove deadfront covers where not *accessible*, or if removal could cause injury or damage to persons or property, or remove *device* cover plates.
4. *Operate* overcurrent protection *devices*, or *evaluate* compatibility of overcurrent protection *devices* with the panelboard manufacturer.
5. *Examine* or test smoke detectors.
6. *Operate* ground-fault circuit-interrupter devices by other than manufacturer's test button.
7. Examine de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

HEATING SYSTEMS

SECTION 7

A. Items to be Identified and Reported:

1. heating equipment and operation using *normal user controls*.
2. Venting *systems*.
3. Combustion and ventilating air.
4. Energy source and connections.
5. Heating distribution system(s) including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves.

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

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

HEATING SYSTEM INFORMATION

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

703 **APPROX. AGE** 2004.

704 **TYPE & FUEL** Forced air natural gas fired system.

706 **FILTER TYPE(S)** Electronic and disposable.

HEATING EQUIPMENT AND OPERATION

711 **BLOWER / FILTER(S)** [CR] The electronic filter was inoperable at the attic. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



HEATING DISTRIBUTION SYSTEMS

721 DUCT
TYPE(S)

Plastic covered and insulated flexible ducting.

SECTION 7

B. The inspector is not required to:

1. *Examine* or *evaluate* condition of heat exchangers.
2. *Determine* uniformity, temperature, airflow, or balance of heat supply to any room or *building*, or examine for warming of any heating system distribution *component* when access would require steps or a ladder, or *determine* leakage in any ductwork.
3. *Examine* electric heater elements or heat pump fluid/gas materials, or *examine* below ground/slab systems, ducts, fuel tanks and related *components*.
4. *Determine* or *examine* thermostat calibration, heat anticipation, or automatic setbacks or clocks.
5. *Examine* radiant or geothermal heat pump *systems*.
6. *Examine* any solar heating systems or *components*.
7. *Examine* electronic air filtering *systems*.
8. *Operate* heat pump systems when the ambient air temperature may damage the equipment, or *operate* any heat-pump *system* in "emergency" heat mode.
9. *Examine* humidity control systems or *components*.

CENTRAL COOLING SYSTEMS

SECTION 8

A. Items to be Identified and Reported:

1. Cooling equipment and operation using *normal user controls*.
2. Cooling distributions system(s) including a *representative sampling* of ducting, duct insulation, outlets, piping *systems* and valves.
3. Energy source and connections.
4. Condensate drains.

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

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

AIR CONDITIONING SYSTEM INFORMATION

801

LOCATION(S)

The unit was located at the rear of the building.

803 APPROX.
AGE(S)

2004.

804 SYSTEM
TYPE(S)

"Split system" The condensing unit and evaporator coils were at different locations.

COOLING DISTRIBUTION SYSTEMS

811 DUCT
TYPE(S)

The air ducts were the same as the heating ducts. Please see the Heating Section.

SECTION 8

B. The *inspector* is not required to:

1. *Determine* uniformity, temperature, airflow or balance of cool air supply to any room or building, or *examine* for cooling at any cooling *system* distribution *component* when access would require steps or a ladder, or *determine* leakage in any ductwork.
2. *Examine* electrical current, coolant fluids or gases, or coolant leakage.

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. Copyrighted 2001 Pacific West Home Inspection p(818) 362-5578 or email: greg@ehomeinspector.com

3. *Examine* electronic filtering *systems*.
4. *Determine* or *examine* thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. *Examine* any non-central cooling unit(s) or gas fired, solar, or geothermal cooling *system* or food, wine, or similar storage cooling *system*.
6. *Examine* humidity control *systems* or *components*.

FIREPLACES & CHIMNEYS

SECTION 9

A. Items to be Identified and Reported:

1. Chimneys, flues, dampers and associated *components*.
2. Firebox's, hearth extensions and *permanently installed* accessory *components*.
3. Manufactured solid-fuel or gas-burning *appliances*.

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

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

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

901

LOCATION(S)

Locations: family room.

902 UNIT

TYPE(S)

Materials: manufactured 0-clearance fireplace.

903 FUEL

TYPE(S)

gas only.

904 CHIMNEY(S)

Materials: stucco chimney with a metal flue.

FIREBOXES, HEARTH EXTENSIONS AND ACCESSORY COMPONENTS

908 FIREBOX(S)

[CR] The fireplace was not leveled. We recommend that a qualified specialist correct the condition(s) noted.

910

ACCESSORY(S)

[CR] The glass energy doors were off their tracks at the fireplace at the living room. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.

SECTION 9

B. The inspector is not required to:

1. *Determine* adequacy of draft, perform a smoke test, or *dismantle* or remove any *component*.
2. *Examine* the structural integrity of fireplaces or chimneys.
3. *Examine* or operate ancillary or *non-permanently installed* *components*.

BUILDING INTERIOR

SECTION 10

A. Items to be Identified and Reported:

1. Walls, ceilings and floors.
2. Security bars, ventilation *components*, and a *representative sampling* of doors and windows.
3. Stairs, handrails and guardrails.
4. *Permanently installed* cabinet and countertop surfaces.
5. Safety glazing in all locations subject to human impact.

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

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. Copyrighted 2001 Pacific West Home Inspection p(818) 362-5578 or email: greg@ehomeinspector.com

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

BUILDING INTERIOR INFORMATION

1001 ROOMS INSPECTED

Bedrooms #: Kitchen, Baths, Livingroom, Family Room, Dining Room and Halls/
Stairs.

1002 WALL(S)/ CEILING(S)

Materials: sheetrock.

1003 FLOOR(S)

Materials: carpet, tile, wood.

WALLS, CEILINGS AND FLOORS

1007 WALL(S)/ CEILING(S)

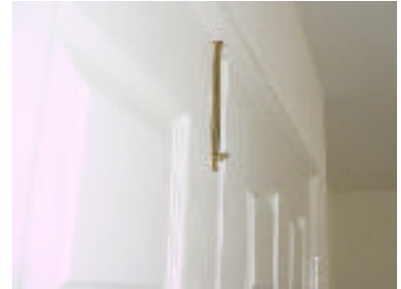
[CR] There were cutout section of drywall at several walls. The buyers stated that the builder installed phone lines did not work and the builder's subcontractors is locating the wires in the wall cavities. Correct the phone lines and walls. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



SECURITY BARS, VENTILATION, DOORS AND WINDOWS

1017 INTERIOR DOOR(S)

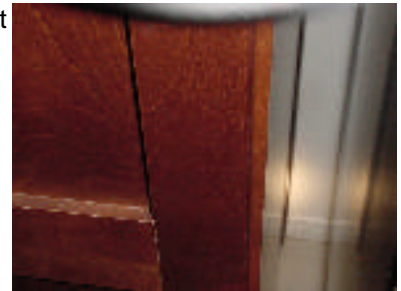
[CR] The double doors did not shut tight at the master bedroom. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



CABINET AND COUNTERTOP SURFACES

1025 CABINET(S)

[CR] Trim piece was not secured along cabinet opening at refrigerator. We recommend that a qualified specialist correct the condition(s) noted.



**1026
COUNTERTOP(S)**

[CR] There was a gap at the tile kitchen counter to the tile splash back. We recommend that a qualified specialist in the appropriate trade correct the condition(s) noted.



- SECTION 10**
B. The inspector is not required to:
1. *Operate or evaluate* security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
 2. *Determine* whether a building is secure from forcible or unauthorized entry.
 3. *Evaluate* the *condition* of floor, wall, or ceiling finishes or coverings, or other surfaces surfaces for other than *evidence* of moisture damage.
 4. *Examine* window or door coverings or treatments.
 5. *Evaluate* fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls.
 6. *Evaluate* separation walls, ceilings, and floors, including but not limited to, the fire resistivity of acoustical characteristics, between dwelling units.
 7. *Examine* the interior concrete slat-on-grade when concealed by any floor coverings.
 8. Operate or evaluate safety features of any garage door opener unless included as an inspection option per Section 11.

OTHER BUILT-IN APPLIANCES AND SYSTEMS

- SECTION 11 (OPTIONAL)**
- The inspector may examine the following at his/her discretion, as agreed with the client:
- Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garagedoor openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole house fans.
- A. Items to be Identified and Reported:**
1. Optional *systems, components* and *appliances* specifically examined during the inspection.
 2. *Basic operation* of optional *systems, components* and *appliances* included in the inspection.

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

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

KITCHEN APPLIANCE & COMPONENT INFORMATION

1101 SINK/ PLUMBING	1 sink.
1102 DISPOSAL(S)	1 present.

1103
DISHWASHER(S) 1 present.

1106
COOKTOP(S) A gas cooktop/range.

1107 **OVEN(S)** Electric oven.

1108
MICROWAVE(S) Present.

KITCHEN APPLIANCE & COMPONENT CONDITION

1118
MICROWAVE(S) **[CR]** The microwave was not secured and there was exposed drywall. Reset and secure the microwave.



LAUNDRY COMPONENT & EQUIPMENT CONDITION

1134 **WASHER SERVICE** The laundry faucets were functional, no visible leaks, a machine was connected. We do not operate the faucets.

1135 **DRYER SERVICE** The dryer hookup was provided for a gas unit only.

1136 **DRYER VENT(S)** Dryer venting was provided and terminated at the exterior.

GARAGE COMPONENT & EQUIPMENT INFORMATION

1138 **TYPE & LOCATION(S)** Garage; attached, three car.

1139 **VENTILATION** Vent types: exterior wall vents.

1140 **GARAGE DOOR(S)** Door types: aluminum, sectional(s)

GARAGE COMPONENT & EQUIPMENT CONDITION

1144 **DOOR OPENER(S)** **[SC]** The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor. We recommend correcting the condition(s) noted.



1147
COMMENTS

Note: The Garage had storage and the inspector had limited visibility.



SECTION 11 (OPTIONAL)
B. The inspector is not required to:

1. *Activate any system or appliance that is shut down.*
2. *Operate or evaluate any system, component, or appliance that does not respond to normal user controls.*
3. *Operate any gas appliance that requires the use of a match or other remote burner lighting device.*
4. *Operate any system or appliance that requires the use of special codes, keys, combinations, or devices.*
5. *Operate and system, component, or appliance where damage may occur.*
6. *Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.*
7. *Determine leakage from microwave ovens.*
8. *Determine the presence or operation of backdraft damper devices in exhaust devices.*
9. *Examine any sauna, steam-jenny, kiln, clothes washer or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in appliances.*

SUPPLEMENTAL PHOTOGRAPHS

Photographs when used, are simply a tool to help convey our findings. They are not intended to enhance those findings or diminish any findings not photographed.

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

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

PHOTO # 1: Water stains at ceiling of livingroom.

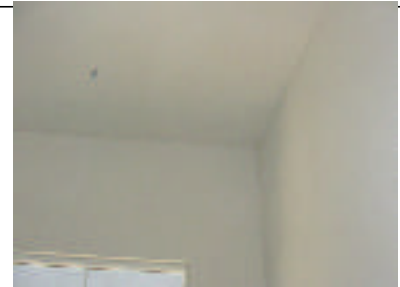


PHOTO # 2:

Cracks at the rear exterior of house.



PHOTO # 3:

Rust was noted at the carpet tack strips at the living room. Carpet padding was subjected to moisture.



PHOTO # 4:

03/05/2004 Cracks at rear of house.



PHOTO # 5:

03/30/2004 Cracks at rear of house.



PHOTO # 6:

KB commitment to Quality. Sign at end of street.



OTHER BUILT-IN APPLIANCES AND SYSTEMS

#2

SECTION 11 (OPTIONAL)

The inspector may examine the following at his/her discretion, as agreed with the client:

Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garagedoor openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole house fans.

A. Items to be Identified and Reported:

1. Optional *systems, components* and *appliances* specifically examined during the inspection.
2. *Basic operation* of optional *systems, components* and *appliances* included in the inspection.

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

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

GARAGE COMPONENT & EQUIPMENT CONDITION

1147

COMMENTS

Note: The Garage was full of storage and the inspector had limited visibility.

SECTION 11 (OPTIONAL)

B. The inspector is not required to:

1. *Activate* any *system* or *appliance* that is *shut down*.
2. *Operate* or *evaluate* any *system, component, or appliance* that does not respond to *normal user controls*.
3. *Operate* any *gas appliance* that requires the use of a match or other remote burner lighting device.
4. *Operate* any *system or appliance* that requires the use of special codes, keys, combinations, or devices.
5. *Operate* and *system, component, or appliance* where damage may occur.
6. *Determine* thermostat(s) calibration, adequacy of heating elements, *operate* or *evaluate* self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.
7. *Determine* leakage from microwave ovens.
8. *Determine* the presence or *operation* of backdraft damper devices in exhaust devices.
9. *Examine* any sauna, steam-jenny, kiln, clothes washer or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in *appliances*.