

# PROPERTY INSPECTION REPORT



For property at

**Single Family Residence  
xxxxxxx Ct.  
Encino, California**

Monday September 20, 2015

**Preferred Home Inspection, LLC**

9800-D Topanga Cyn. Blvd. #302 Chatsworth, California 91311

818 882 5334 / 805 581 1546 E mail: [preferredinspect@aol.com](mailto:preferredinspect@aol.com)

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# INSPECTION INFORMATION

## INSPECTION INFORMATION

### 1.1 SUBJECT PROPERTY

Single Family Residence  
xxxxxxx Ct.  
Encino, California

### 1.2 INSPECTION DATE

Monday September 20, 2015

### 1.3 INSPECTION TIME

9:30 a.m.

### 1.4 INSPECTED BY

Jack C. Gironda, MCI

## CLIENT INFORMATION

### 1.5 INSPECTED FOR

xxxxxx  
E mail: rs@xxxxxxcom

## REALTOR INFORMATION

### 1.6 REPRESENTED BY

xxxxxxxxxxxxxxxxxx  
E mail: [xxxxxx.com](mailto:xxxxxx.com)

## PROPERTY PHYSICAL DESCRIPTION

### 1.7 DESCRIPTION

Property type: Single family residence  
Size (unverified): 6820 sq. ft.  
Bedrooms: 5  
Bathrooms: 5-1/2  
Levels: 2  
Site / property: Terraced site. Flat building pad.  
Age: 2014/15 (New construction)  
Other: Swimming pool w/ spa

## PROPERTY STATUS

### 1.8 OCCUPANCY

Partially furnished (Staged)

### 1.9 OCCUPANT

New construction

## CLIMATIC CONDITIONS

### 1.10 TEMPERATURE

80-85 degrees.

**1.11 WEATHER & SOIL**

Overcast any humid. Recent rain - grounds damp / wet.

**1.12 LAST RAIN**

5-13-2015 (Heavy rain). 7-19-2015 (Moderate rain).

**UTILITIES****1.13 ELECTRICAL**

Utility

**1.14 GAS**

Utility

**1.15 WATER**

Utility

**1.16 UTILITY STATUS**

All utilities were on.

**OTHER INFORMATION****1.17 OTHER INSPECTIONS**

Geotechnical inspection - on site.

Sewer Inspection - on site.

Fireplace / chimney inspection - on site.

Termite inspection - on site.

**COMMENT KEY OR DEFINITIONS****1.18 ACCEPTABLE**

**Acceptable** for the purpose of this report means "no findings". Item appeared to be in working order or reasonable / serviceable condition, and did not show signs of excess wear or neglect. No significant material defects were discovered.

**1.19 COMMENT**

**Comment** is intended to draw your attention to a specific item or condition, and indicates a comment / finding exists pertaining to that item.

**1.20 RATING SYSTEM**

**PLEASE NOTE:** Ratings are simply a method to convey the apparent general condition or operability of an item or system, pursuant to the applicable Standards of Practice, not a global certification nor guarantee of that item/system. A Home Inspection is a general, not technically exhaustive evaluation. Systems are inspected and/or tested for basic operation and/or general condition. Ratings are subjective opinions.

**1.21 OTHER**

**SCOPE :** Each section of this report includes a "**Scope**" at top of page or section.

**The client or reader is directed to read Scopes.** These are not generic disclaimers. Scopes outline certain specific steadfast exclusions and parameters pertaining to the topic. Scopes are incorporated herein as part of report, contract and inspection agreement.

**INSPECTION AGREEMENT / CONTRACT & SCOPE OF INSPECTION****1.22****INSPECTION AGREEMENT**

The Terms of Inspection agreement / contract between Preferred Home Inspection Service, LLC and client is under separate cover. A copy of agreement / contract is provided with hard copy of report.

**STANDARDS OF PRACTICE**

This inspection and report has been performed in accordance with the California Real Estate Inspection Association (CREIA) Standards of Practice which is incorporated herein, and available upon request. There are

specific and general limitations and exclusions to a Home Inspection as defined in our contract, the Business & Professions Code, and the CREIA Standards of Practice.

A home inspection is defined and limited in scope. A Home Inspection is not all inclusive. Please make no assumptions regarding the scope of the home inspection.

## AIR CONDITIONING & HEATING SYSTEMS

**SCOPE:** Air conditioning and heating systems are inspected and tested for basic operation using basic controls. Determining actual effectiveness is outside the scope of inspection. Inquire with seller for info. regarding actual effectiveness. Proper operation of A/C condensate drain systems cannot be ascertained under mild, cold or low-humidity conditions. Accuracy of thermostatic controls is not determined. The firebox portion(s) of gas heating systems are not inspected. A/C refrigerant systems / lines are not tested for leakage. This is consistent with the standards of practice of the inspection profession.

### AIR CONDITIONING SYSTEM(S)

#### 2.1 INFORMATION

**TYPE :** Central electric refrigerated air. (4 systems)

**SIZE :** 4 Ton, 4 Ton, 3 Ton, 3 Ton,

**AGE :** 4 @ 2014 (manufacture dates)

#### 2.2 CONDITION

Acceptable

All 4 A/C systems were operational / cooling properly. Systems are sized to accommodate 8400 square feet. The following items / exceptions were noted ;

#### 2.3 EVAPORATOR COIL

##### Comment

Air conditioning systems in attic have a primary drain and auxiliary (overflow) drain. Both overflow drains at the south side of house were discharging water, indicating primary drains are not functioning properly. Installer needs to investigate.

### HEATING SYSTEM(S)

#### 2.4 INFORMATION

**TYPE :** Central gas forced air furnace (4 systems)

**SIZE :** BTU matched to A/C systems.

**AGE :** 4 @ 2014 (manufacture dates)

#### 2.5 CONDITION

Acceptable

All 4 heating systems were operational. Systems are sized to accommodate 8400 square feet. The following items / exceptions were noted ;

##### Comment

Attic over master bedroom could not be accessed which is location of 2 furnaces. Attic access opening was stuck shut. (See Attic page). Furnaces could not be accessed to inspect.

### AIR DUCTING

#### 2.6 INFORMATION

**TYPE :** Fiberglass flex duct.

**2.7 CONDITION**

Acceptable

**2.8 AIR FLOW**

Acceptable

**2.9 REGISTERS/GRILLS**

Acceptable

**2.10 RETURNS/FILTERS**

Acceptable

**2.11 PHOTOS****2.12****ADDITIONAL INFORMATION AND RECOMMENDATIONS**

**HVAC maintenance:** For optimum performance, HVAC systems should be serviced yearly which should include cleaning of the coil(s).. Filters should be replaced quarterly. A/C coil drains should be checked and cleaned prior to each air conditioning season. Heating and cooling units can fail to operate if at rest for long periods. Periodically testing A/C during winter (when temperature is above 60 degrees) and heaters during summer months is recommended. Air ducting should be cleaned every 3-5 years. We recommend maintenance servicing of HVAC systems and duct cleaning upon transfer / occupancy of a property, if service history is unknown.

# ELECTRICAL SYSTEM

## ELECTRICAL SYSTEM

### 3.1 INFORMATION

**SERVICE TYPE** : Overhead

**AMPERAGE** : 200 amp.

**VOLTAGE** : 120/240 (standard)

**OVERCURRENT DEVICES** : Circuit breakers

**WIRING TYPE(S)** : Copper 3-wire Romex.

**GROUND SYSTEM** : Cold water bond. Ufer ground.

**CIRCUITS IN USE** : 11 main. 4 pool. 19 downstairs panel.

**SUB PANEL 1** : 100 amp. - Entry coat closet.

**SUB PANEL 2** : 50 amp. - pool equipment.

### 3.2 SERVICE DROP

#### Comment

Main electrical panel is on a temporary electrical feed. Permanent feed and meter need to be installed.

### 3.3 AMPERAGE

#### Redirect

See Main Electrical Panel comment below.

### 3.4 VOLTAGE

Acceptable

### 3.5 CIRCUIT PROTECTION

Acceptable (type)

### 3.6 BRANCH WIRING

Acceptable (type)

### 3.7 GROUND SYSTEM

Acceptable

### 3.8 MAIN ELECT. PANEL

#### Comment

**a.** Main electrical panel is 200 amp. From an empirical estimation, amperage appears marginal and possible substandard for existing load demand. Determining load capacity (amperage adequacy) however is a mathematical calculation which is outside the scope of a home inspection. Existing amperage however is questioned. Supplemental independent load review (load calculation) by an electrician is advised as a precaution to review load demand vs. existing amperage. Installer should be requested to provide load schedule to verify adequate ampacity.

**b.** Main electrical panel and sub panel cumulatively have minimal circuit distribution for existing square footage. Supplemental independent load review by an electrician is advised as a precaution concurrently with item "a".

### 3.9 SUB.PANEL 1

Acceptable

Downstairs panel: No findings. Panel appears to be conventionally wired.

### 3.10 SUB.PANEL 2

Acceptable

Pool panel: No findings. Panel appears to be conventionally wired.

### 3.11 GFCI SYSTEM

#### GFCI criteria

Under modern standards, electrical outlets at kitchens, wet bars and laundry rooms (at counter areas), bathrooms, garages and exterior... are required to be GFCI protected. See findings on following pages based on this criteria.

### 3.12 AFCI SYSTEM

#### Comment

Post (circa) 2008, all electrical circuits (lighting, receptacles and smoke detectors...) at "habitable rooms" are required to be AFCI (arc fault circuit interrupter) protected. AFCI protection is absent from various required locations. AFCI protection (circuit breakers) should be installed on circuits to all rooms / areas noted.

## PLUMBING SYSTEM

**SCOPE:** Condition of main sewer line(s) or septic system(s), or verification of sewer hook up are not determined as part of this inspection. Valves which are not routinely operated such as angles stops and shut off valves are not tested as part of this inspection. All underground piping and components including gas piping are not inspected/tested for leakage..., unless otherwise specifically noted below. Leak testing is available as a separate service. Underground gas lines can be tested by the local gas utility provider upon request, typically as a free service. The aforementioned is consistent with industry standards.

**Notice:** Sewer lines are not inspected as part of the home inspection. Sewer inspection (video scope inspection) is available as a separate service which is necessary to determine condition of sewer lines / building drains, and is expressly advised as a supplement to the home inspection.

## PLUMBING SYSTEM

### 4.1 INFORMATION

**WATER PIPING :** Pex (plastic) tubing

**WATER MAIN :** 1-1/4" Copper

**PRESSURE REGULATOR :** Yes

**PRESSURE RELIEF VALVE :** Yes

**WASTE / DRAIN PIPING :** A.B.S. (plastic).

### 4.2 WATER PIPING

Acceptable

Water piping type is Pex plastic tubing which is a premium pipe material. Water flow to fixtures was good. Visual inspection and meter clock test registered no evidence of leakage.

### 4.3 WATER MAIN

Acceptable

Water main where visible above ground is copper which is a premium pipe material. Water pressure / flow was good. Meter clock test registered no evidence of leakage.

### 4.4 PSI REGULATOR

#### Comment

The water supply piping requires a pressure regulator which protects piping / fixtures from excess pressure. A regulator is required when pressure exceeds 80 psi. Pressure at time of inspection was in excess of 125 psi. Regulator needs adjusting (pressure reduction) or replacing. Water delivery to fixtures was tepid despite high pressure. This should be evaluated by plumber of record.

### 4.5 PRESSURE RELIEF

Acceptable

### 4.6 DRAINAGE PIPING

Acceptable

Waste / drain piping type is A.B.S. (plastic) which is a premium pipe material.

No significant adverse operational or physical conditions were discovered.



**4.7 DRAIN CLEAN OUTS****Comment**

The main sewer line requires a clean out to allow snaking in the event of blockage. Main clean out(s) could not be located. Clean out(s) should be located or installed.

**4.8 GAS PIPING****Comment**

Water heater and furnace gas lines are not equipped with sediment traps. This item is commonly omitted, though technically required. Installation is recommended for technical conformance. (Minor to add.)

**4.9 FIRE SPRINKLERS****Limited Inspection**

A central fire sprinkler system exists. System was inspected as-built for patent conditions and to verify system is on. No adverse condition were discovered. System psi is 150.

**Maintenance Information**

Fire sprinkler systems require periodic servicing / flushing. Inquire with builder or installer for recommended maintenance schedule.

**4.10 OTHER****Comment**

Main sewer line requires a "check valve" if house elevation is below street level. Check valve is required to be accessible. A check valve does not exist or is inaccessible. This should be reconciled. Check valve prevents back up into house, in the event city sewer should become clogged and back up.

## WATER HEATERS

### WATER HEATER(S)

**5.1 INFORMATION**

**LOCATION 1** : Outside

**TYPE** : Gas tankless

**SIZE** : 199K BTU

**AGE** : 2014 (manufacture date)

**5.2 CONDITION**

Acceptable

Water heater is in good condition and operable. The following conditions or installation related items however were noted which should be corrected;

**5.3 LEAKAGE**

None

**5.4 VENTING****Comment**

Water heater is missing vent pipes. Installation needs to be completed.

**5.5 T.P.R. VALVE**

Acceptable

**5.6 GAS/WATER SHUTS****Comment**

Gas flex connector at water heater has improperly fitting configuration. Installation should be corrected.

**5.7 COMBUSTION AIR**

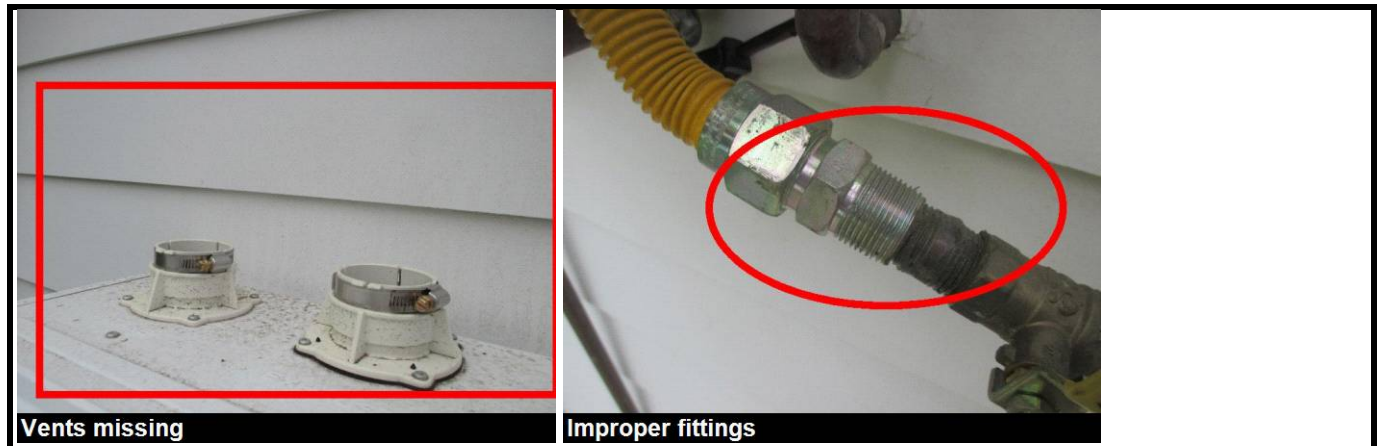
Acceptable

**5.8 CIRCULATING PUMP****Comment**

Existing water heater may have built in circulating pump. Inquire with installer to verify.

**5.9 OTHER****Comment**

Water heater is a single 199,000 BTU tankless type. Unit is undersized for number of bathrooms which it serves. A supplemental water heater is needed.

**5.10 PHOTOS****Vents missing****Improper fittings**

## FIREPLACES & CHIMNEYS

**SCOPE:** Inspection of fireplaces and chimneys is a limited general "Level 1" style visual inspection of external components of systems only. A "Level 1" inspection is not conclusive, therefore material defects could go undetected. For conclusive evaluation of fireplace/chimney conditions, a "Level 2" inspection (video scope or chase / shaft access...) performed by a fireplace specialist is necessary & advised. (Level 1,2 & 3 inspections as defined by the National Fire Protection Agency - NFPA)

### FIREPLACE(S)

**6.1 INFORMATION****LIVING ROOM** : Decorative gas appliance.**FAMILY ROOM** : Decorative gas appliance.**MASTER BEDROOM** : Decorative gas appliance.**6.2 FIREBOX(ES)**

Acceptable

**6.3 DAMPER(S)**

n/a

**6.4 HEARTH(S)**

n/a

**6.5 LOGLIGHTER(S)**

Acceptable

**6.6 CHIMNEY EXTERIOR(S)****Deferred**

An independent fireplace specialist was on site concurrent with our inspection performing chimney inspection / video scope. Refer to specialist's report for findings pertaining to chimneys.

**6.7 ENCLOSURE(S)**

Acceptable

# ATTIC

**SCOPE** : Inspection of attics is often inherently limited due to insulation, low clearance, framing design and other obstructions such as mechanical equipment, typical of attics. Attic inspection is not comprehensive. Attic inspection is performed from vantage points and in some instances viewed from attic opening only. Defects may exist in attics which are concealed from view, covered by insulation...

## ATTIC

**7.1 INFORMATION**

**ACCESS LOCATION** : Laundry closet upstairs (1). Master bedroom closet (1). **ACCESSIBILITY** : See comment\*

**INSULATION** : Fiberglass blanket. Radiant barrier roof panels.

**VENTILATION** : Gable vents. Roof vents.

**FRAMING** : Engineered truss.

**7.2 ACCESSIBILITY****Comment**

**a.** Attic spaces over 30" are required to be accessible. Portions of attic are not accessible. Access openings should be created where inaccessible attic areas exist.

**b.** Attic access cover at master bedroom closet is stuck shut. Cover could not be removed to access this attic area. Repair is needed.

**c.** Attic access opening cover is missing at upstairs laundry closet. Cover need to be installed.

**7.3 INSULATION**

Acceptable

**7.4 VENTILATION**

Acceptable

**7.5 FRAMING**

Acceptable / No findings

**7.6 OTHER**

None

# FOUNDATION

**SCOPE :** Inspection of foundations is limited to outwardly apparent conditions. Progressive foundation movement may not be detectable. Floor covers may conceal material slab conditions, such as cracks. A degree of floor slope / unevenness is common, particularly in older homes which may not be specifically cited herein. Seismic anchorage standards have changed over time. Newer homes have more stringent seismic anchorage standards. This inspection identifies presence, though does not qualify adequacy. Seismic anchorage of older homes were less stringent than newer homes. Some earthquake insurance providers may recommend or require upgraded seismic anchorage in order to qualify for earthquake insurance or premium earthquake insurance.

## FOUNDATION

### 8.1 INFORMATION

**FOUNDATION TYPE :** Raised with crawlspace.

**SEISMIC ANCHOR BOLTING :** Yes

**VENTILATED SUB AREA :** Yes

**INSULATED SUB FLOOR :** Yes

### 8.2 CONDITION(S)

#### Observations

Foundation is raised with crawlspace. No evidence of differential settling conditions were observed or apparent. The following items / exceptions were noted;

### 8.3 FRAMING

Acceptable / No Findings

### 8.4 VENTILATION

#### Recommendation

Sub area under house is ventilated, though ventilation is minimal. Good ventilation helps maintain a dry sub area environment. Improved ventilation is recommended. .

### 8.5 INSULATION

Acceptable

### 8.6 SUB AREA SOILS

#### Comment

Damp soil was noted under portion of sub area along front of house, evidently due to faulty grade / drainage condition at front. Entry point needs to be isolated and corrected. Water also has a tendency to enter crawlspace access openings at rear of the house. Step should be taken to prevent this from occurring.



Damp soil under front of house

**8.7 OTHER****Comment**

Construction debris and wood forming boards noted under house. Cleaning sub area of debris (cellulose) is recommended. Cellulose debris can be a termite attractant.

## KITCHEN & APPLIANCES

**SCOPE:** Kitchen appliances are inspected for basic / primary function operation and general condition only. Each and every feature / option of appliances is not tested. Actual effectiveness of appliances is not determined. Non-built in appliances are not included as part of this inspection. Appliance Idiosyncrasies could exist which are not detected. Areas such as behind and below cabinets, behind appliances, and inside cabinets which are filled with storage are considered inaccessible areas and are not inspected as part of this inspection/a Home Inspection. Areas behind dishwashers, cabinets, refrigerators... could harbor leaks or damage which the inspector cannot see.

## KITCHEN & APPLIANCES

**9.1 APPLIANCES**

**OVEN :** Gas double oven

**STOVE :** Gas 6 burner w/griddle.

**DISHWASHER :** Built in.

**GARBAGE DISPOSAL :** 1/2 h.p.

**RANGE EXHAUST :** Vent hood.

**REFRIGERATOR :** Built in w/ ice maker.

**WINE CHILLER:** Compact type. (Butler's pantry)

**9.2 OVEN**

Acceptable

**9.3 STOVE**

Acceptable

**9.4 DISHWASHER****Comment**

Electrical cord for dishwasher does not reach electrical outlet below sink. Dishwasher could not be plugged in. Dishwasher could not be tested. Repair is needed.

**9.5 GARBAGE DISPOSER****Comment**

Electrical cord for garbage disposer is missing. Repair is needed. Disposer could not be tested.

**9.6 RANGE EXHAUST****Comment**

Vent hood over stove was intermittently emitting a rattling sound when fan was off. Weighting damper slightly may be necessary to correct.

**9.7 REFRIGERATOR**

Acceptable

**9.8 WINE CHILLER**

Acceptable

**9.9 CABINETS**

Acceptable

**9.10 COUNTERS**

Acceptable

Type : Stone w/ tile.

**9.11 SINKS**

Acceptable

**9.12 FAUCETS**

Acceptable

**9.13 PLUMBING LEAKS**

None located

**9.14 DRAINAGE**

Acceptable

**9.15 WATER FLOW****Comment**

Kitchen and butler's pantry sink faucets have somewhat weak water flow. Flow improvement / increase is needed.

**9.16 FLOOR**

Acceptable

Type : Hardwood type

**9.17 WALLS/CEILINGS**

Acceptable

**9.18 ELECT. OUTLETS****Comment**

a, Electrical outlets were located with "reverse polarity" wiring (not wired properly) at both sides of kitchen' island counter (2), breakfast area north wall (1) and hall directly north of kitchen (1). Outlet which serves refrigerator is a "GFCI" protected outlet. GFCI's should not be used on refrigerator receptacles, as nuisance trip may occur. Outlet should be converted to a standard grounding (non-GFCI) type outlet.

b. GFCI to left of kitchen sinks needs to be converted to a standard outlet. GFCI is redundant.

c. Electrical outlets are required within 2' of any point measured along kitchen counter. Existing out placement does not meet this criteria. Outlets are over spaced.

**9.19 LIGHTING****Comment**

"3-way" switches are improperly wired at kitchen. 3-way switches operate lighting from either end of room, regardless of opposite switch position. Presently, 1 switch will not operate, unless opposite switch is in a certain position. Repair is needed.

## BATHROOMS

**SCOPE :** Shower pan leak testing is outside the scope of a home inspection. This is a function and the responsibility of the termite inspector. In the event termite inspection is not performed or pan test is precluded, the home inspection does not assume pan leak test. We recommend a pan leak test be performed on all showers, including pans on slabs.

## BATHROOMS

**10.1 LOCATION(S)**

**BATHROOM #1 :** 1/2 - Powder room

**BATHROOM #2 :** 3/4 - Downstairs rear north bedroom

**BATHROOM #3 :** Full - Upstairs front center bedroom

**BATHROOM #4 :** 3/4 - Upstairs rear north bedroom.

**BATHROOM #5 :** 3/4 - Upstairs rear center bedroom

**BATHROOM #6 :** Full - Master

**10.2 FLOORS**

Acceptable

Type : Stone tile (6).

**Advisory**

Floor surfaces are smooth stone at bathrooms. Smooth surfaces can be slippery when wet. Slip resistant coatings

or processes are available which is recommended, if surfaces prove to be slippery.

### 10.3 WALLS/CEILINGS

Acceptable

### 10.4 DOORS

#### Comment

Door scrapes on floor at entrance to master bathroom. Door needs shortening.

### 10.5 WINDOWS

#### Comment

Windows at shower / tub stalls within 5' of floor are required to have safety tempered glass. Tempered glass identification was not located at master bathroom near bathtub. This should be reconciled.

### 10.6 COUNTERS

Acceptable

Type : Stone (6).

### 10.7 CABINETS

Acceptable

### 10.8 MEDICINE CABS.

None

### 10.9 SHOWER STALLS

Acceptable

Type : Stone tile (5).

### 10.10 SHWR. ENCLOSURES

#### Comment

Shower doors do not close evenly (doors need adjusting) at downstairs rear north 3/4 bathroom (1) and Upstairs rear center bedroom' bathroom (1)

### 10.11 BATHTUBS

Acceptable

### 10.12 SINKS

Acceptable

### 10.13 FAUCETS

#### Comment

a. Shower heads emit a whistling when on at downstairs rear north 3/4 bathroom, upstairs front center bedroom' bathroom, upstairs rear center bedroom' bathroom and master bathroom.

b. Faucet cold water valve is stuck / could not be turned on at master bathroom left side sink. Repair is needed. Faucet cold water valve handle is also misaligned at master bathroom right side sink.

### 10.14 TOILETS

Acceptable

### 10.15 VENT FANS

Acceptable

### 10.16 HEATING

Acceptable

### 10.17 ELECT. OUTLETS

Acceptable (GFCI type)

### 10.18 LIGHTING

Acceptable

**10.19 WATER FLOW**

Acceptable

**10.20 DRAINAGE**

Acceptable

**10.21 PLUMBING LEAKS**

None located

**10.22 OTHER****Miscellaneous**

Paper roll holders are missing at all bathrooms. Towel bars are missing at all bathrooms.

## INTERIOR ROOMS

**SCOPE :** Interior inspection is limited to visually and readily accessible areas or components. Furnishings, belongings... may conceal material conditions. In the event property is occupied, we advise a walk through reinspection be performed, prior to close of escrow or when property is vacated. Interior elements are inspected and reported on as accessible. Items such as windows and electrical outlets may be inspected on a representative basis. Each and every outlet, window... may not be inspected / tested. Inspection references general condition of systems as a whole.

## INTERIOR ROOMS

**11.1 ROOMS INSPECTED**

Entry/foyer

Living room

Family room

Dining room

Study (6th bedroom)

Media room

Loft

Laundry room

Bedrooms (5)

Halls

Stairwell

**11.2 FLOORS**

Acceptable

Type: Hardwood type at all rooms listed above with exception of laundry room. Tile at laundry room.

Note: No adverse floor or flooring conditions were discovered.

**11.3 WALLS/CEILINGS**

Acceptable

No findings. Interior walls and ceilings were diligently inspected for evidence of water intrusion, stains, significant cracks or other notable conditions. No adverse conditions as described or otherwise were identified. Downstairs ceilings were inspected after testing plumbing fixtures above.

**11.4 EXTERIOR DOORS****Comment**

a. Locks and latches need adjusting at upstairs loft balcony double doors.

b. Bottom stationary pin set holes are not drilled in thresholds at loft, master and kitchen. Bottom lock pins cannot be secured. Set holes need to be installed.

c. Weatherstripping sweep is missing along bottom of front entry door. loft balcony door and door to garage. Gaps exist along bottom of doors when closed.

**11.5 INTERIOR DOORS****Comment**

Passage door scrapes on floor at upstairs front center bedroom. Door needs shortening.



**11.6 CLOSET DOORS****Comment**

- a. Closet doors are missing at downstairs rear north bedroom.
- b. Closet door floor guide hardware and handles are missing at upstairs laundry closet.

**11.7 WINDOWS**

Acceptable

**11.8 GUARDRAILS**

Acceptable

**11.9 HAND RAILS**

Acceptable

**11.10 CABINETRY****Comment**

Closet shelving is missing at 2 downstairs bedrooms and entry coat closet.

**11.11 ELECT. OUTLETS****Comment**

Several electrical outlets had no power at upstairs rear center bedroom. Installer needs to investigate.

**11.12 LIGHTING****Comment**

"3-way" switches are improperly wired at upstairs loft. 3-way switches operate lighting from either end of room, regardless of opposite switch position. Presently, 1 switch will not operate, unless opposite switch is in a certain position. Repair is needed.

**11.13 DOORBELL**

Acceptable

**11.14 OTHER****Comment**

A wine storage (display) closet exists that dining room. Closet is not climate controlled.

**11.15 OTHER****Miscellaneous**

Various doors throughout have no wall stops. This is minor, though stops are recommended to prevent knob damage to walls...

## LAUNDRY FACILITY(S)

**SCOPE :** Laundry hook ups are subject to visual inspection only. Hook ups are not physically tested, unless otherwise noted below. Clothes dryer vent ducts require periodic cleaning. Lint restricted exhaust ducting can impede performance of dryers and pose a fire hazard. A duct cleaning / maintenance regimen is recommended. Determining whether duct cleaning is needed is not determined as part of this inspection.

## LAUNDRY FACILITY

**12.1 INFORMATION**

**LOCATION :** Indoor downstairs laundry room (1). Hall closet upstairs (1)..

**HOOKE UPS FOR :** Clothes washer. Gas dryer.

**SPACE FOR :** Side by side washer / dryer.

**12.2 WASHER DRAIN****Comment**

Clothes washer drain connections have temporary construction cap. Drain could not be inspected. (Cap should be removed to inspect / test drain, prior to close of escrow.)

**12.3 HOT/COLD HOOK**

Acceptable

**12.4 GAS DRYER HOOK****Comment**

Clothes dryer gas connections have temporary cap. Gas could not be tested. (Cap should be removed to inspect / test gas, prior to close of escrow.)

**12.5 220V DRYER HOOK**

None

**12.6 DRYER VENT****Comment**

Clothes dryers are required to be vented the exterior. Outlet could not be located / reconciled for upstairs laundry dryer vent.

**12.7 110V OUTLETS****Comment**

Electrical outlets at laundry counters near sinks are required to be GFCI type / protected. Presently, no GFCI exists at laundry sink counter at upstairs laundry.

**12.8 WASH BASIN**

Acceptable

**12.9 OVERFLOW PROTECTION****Comment**

Clothes washer has no overflow catch pan. Overflow pans prevent damage to building materials in the event of leakage. While not retroactively mandatory, addition of an overflow pan or some form of overflow protection is a prudent upgrade when laundry is located indoors, and particularly upstairs. Building plan should be reviewed to determine if overflow pans are called for.

**12.10 ROOM VENTILATION**

Acceptable

## PARKING FACILITY

### PARKING FACILITY

**13.1 INFORMATION****TYPE / LOCATION** : 3 car attached garage**GARAGE DOOR TYPE(S)** : Metal sectional x 2**GARAGE DOOR OPENER** : Yes x 2**13.2 SLAB/FOOTINGS**

Acceptable

**13.3 WALLS/CEILING**

Acceptable

**13.4 FIRE WALLS****Comment**

Walls and ceilings between house and garage are required to be covered with 5/8" type "X" sheetrock or 7/8" plaster which serves as a 1 hour fire wall. Voids should be repaired to restore integrity of fire wall. Fire wall has holes / voids at the following locations: 2 vents to hall closet penetrate firewall. Closet floor is also covered in wood. Fire rating of floor could not be verified.

**13.5 FIRE DOORS****Comment**

Doors between house and garage are required to be self closing. Garage door to house does not comply. Self closer needs to be installed.

**13.6 VEHICLE DOORS**

Acceptable

**13.7 GARAGE OPENERS**

Acceptable

Type : 1/2 h.p. with safety reverse / safety beams (2).

**13.8 EXTERIOR DOORS****Comment**

When a pool or spa is present, garage door to pool yard is required to be self closing and latching. Garage door to yard does not comply. Self closer needs to be installed.

**13.9 WINDOWS**

Acceptable

**13.10 ELECT. OUTLETS****Comment**

Garage electrical outlets installed circa 1978 and later are required to be GFCI type/protected. GFCI protection is not installed at garage outlets.

**13.11 LIGHTING**

Acceptable

**13.12 OTHER****Comment**

Stair steps (risers) are required to be uniform in height within 3/8". Riser height differentials in excess of 3/8" can pose an increased trip hazard. Irregular riser height(s) were noted at



# EXTERIOR & GROUNDS

## BUILDING EXTERIOR

### 14.1 INFORMATION

**SIDING TYPE(S):** Hardboard siding. Stone.

**WINDOW TYPE(S):** Vinyl frame dual pane.

### 14.2 WOOD SIDING

Acceptable

### 14.3 BRICK / STONE

Acceptable

### 14.4 FASCIAS / EAVES

Acceptable

### 14.5 MISC. TRIM

Acceptable

### 14.6 FLASHING

#### Comment

Main electrical ground (Ufer) connection at north side of house is missing cover. Cover needs to be installed.

### 14.7 DOOR SCREENS

None

### 14.8 WINDOW SCREENS

#### Comment

All window screens are missing.

### 14.9 LIGHTING

Acceptable

### 14.10 ELECT. OUTLETS

#### Comment

Electrical outlets were not operable at master bedroom front and rear balconies. GFCI's were tripped and would not reset. Installer needs to investigate.

### 14.11 HOSE BIBBS

Acceptable

### 14.12 BALCONIES & RAILS

#### Comment

a. Rear balcony off loft has insufficient slope for drainage. Water stands on balcony surface.

b. Balcony surface has only surface drains and no overflow drain(s) at master bedroom front balcony. Building standards require supplemental overflow drains in addition to primary drains. As is, ensure primary drain is maintained / kept clear.

**14.13 VENT SCREENS**

Acceptable

**14.14 OTHER****Comment**

Exhaust vent outlets on exterior of house are required to have back draft dampers. 2 vent outlets at rear of house do not have back dampers.

## GROUNDS

**14.15 DRIVEWAY(S)**

Acceptable

Type: Paver stone

**14.16 PORCHES/STEPS**

Acceptable

Type: Tile front.

**14.17 WALKWAYS**

Acceptable

Type: Paver stone.

**14.18 PATIO(S)**

Acceptable

Type: Stone tile.

**14.19 WALLS**

Acceptable

Type: Retaining walls

Note: Inspection of retaining walls is not a comprehensive analysis. Inspection is limited to reporting of visible anomalies, such as cracks, rotation or bulges or other patent anomalies. Conditions described were not evident. Geotechnical Engineer was onsite. Refer to Geo. report for comprehensive evaluation of retaining walls.

**14.20 FENCES**

Acceptable

Type: Vinyl majority perimeter fencing. Chain link rear hill.

**14.21 GATES****Comment**

When a pool or spa is present, yard gates are required to be self closing and latching. Gate was not self closing at south side. Self closer evidently needs adjusting.

**14.22 DRAINAGE - YARD****Deferred**

Geologist or Geotechnical Engineer was on site concurrent with our inspection performing comprehensive drainage evaluation. Refer to geo. report for evaluation of and recommendations pertaining to drainage. Based on conditions observed, we recommend further evaluation drainage by a drainage specialist.

### 14.23 DRAINS - YARD

#### Comment

Yard has a subsurface drain system. Drains were located at rear lawn which \were grass overgrown. Drains need to be exposed and maintained. Real lawn drains discharge onto rear hill which are causing soil erosion and drain onto neighboring property. Refer to Geotechnical Engineer for evaluation.

#### Yard Drain Maintenance Information

Yard has a surface drain system. To help prevent chance of blockage, implementing a maintenance regimen is recommended. (Clear soil and grass away from drains and periodically snake.) Ensure soil maintains positive slope away from house and toward drains.

### 14.24 GRADE LEVEL

#### Comment

- a. Faulty grade level is condition where soil is built up too high against house above wood siding or sill line... Faulty grade level exists along portion of house along front outside family room which also may be allowing water intrusion into sub area, as noted on Foundation page.. Faulty grade level needs to be addressed. An insulator curb appears to be necessary redress, though a foundation / drainage contractor should evaluate to verify and advise on proper method of redress.
- b. Soil should not contact wood as wood decay may occur. Earth to wood contact was noted (soil too high contacting siding) at areas at rear and south sides of house.) Grade level needs to be corrected where contact occurs.
- c. Siding is embedded in hard surfaces at patio. Properly, an air gap should exist between siding base and ground. This can increase potential for wood decay. Condition may prove uneventful, though siding should be monitored at areas where this occurs.



## OTHER EXTERIOR SYSTEMS

### 14.25 YARD SPRINKLERS

Acceptable

Type: Automatic at front and rear yards.

Note: Sprinklers were tested on a semi-automatic test cycle. All stations cycled / operated. No adverse conditions were observed.

### 14.26 BARBECUE

#### Comment

A patio bar exists with a gas (propane) barbecue. Barbecue gas supply is liquid propane tank. Propane tank is not installed. Barbecue could not be tested.

# ROOF COVERINGS

**SCOPE:** The roof covering(s) and related components are inspected to determine their patent present general condition. The inspector will make every effort to report evidence of leakage, though leaks and/or their sources are often latent. Identification of leaks may be difficult if not impossible under dry weather conditions and may evade detection. We recommend inquiring with seller for history of roof leaks, if any. Many Home Warranty policies offer optional roof leak coverage, which should be considered. The inspector / inspection company makes no warranties, guarantees or representations, expressed or implied that roof does not or will not be subject to future leakage.

## ROOF INFORMATION & CONDITIONS

### 15.1 INFORMATION

**ROOF AREA 1:** All roof areas

**ROOF MATERIAL:** Composition shingle.

**ROOF TYPE:** Pitched

**ROOF LAYERS:** 1

**ROOF AGE:** 2014/15

**AVG. LIFE:** 40 year type - manufacturers assertion (Verify).

### 15.2 ROOF CONDITIONS

Acceptable

Roofing material outward general condition appears good. Installation is complete and professionally executed.

### 15.3 RAIN GUTTERS

Acceptable

Type: Full perimeter to subsurface drains.

### 15.4 PHOTOS



### 15.5 .

# SWIMMING POOL

**SCOPE:** Pool and spa components and equipment are examined to determine their present general condition and basic operation. Equipment is not disassembled. Filter is not opened. Evaluating design and adequacy of equipment / systems is outside the scope of this inspection. Inspection of pools, spas and related equipment is limited to above ground and visually accessible equipment and conditions. Pool and all related underground piping and components including gas piping are not inspected/tested for leakage... Leak testing is available as a separate service. Underground gas lines can be tested by the local gas utility provider upon request, typically as a free service.

**Notice:** Pools and spas are not inspected or tested for leakage as part of the home inspection. Leak testing is available as a separate service.

## SWIMMING POOL

### 16.1 INFORMATION

**POOL TYPE :** Standard gunite built in

**SURFACE TYPE :** Plaster

**SPA :** Yes

**HEATED :** Yes

**CONTROLS :** Remote control system

**FEATURES :** Disappearing edge. Salt water generator.

### 16.2 PLASTER

Acceptable

### 16.3 TILE

Acceptable

### 16.4 COPING

Acceptable

### 16.5 POOL LISTING?

None evident

### 16.6 EXPANSION JOINTS

Acceptable

### 16.7 OVERFLOW DRAIN

Present (not tested)

### 16.8 WATER FILL LINE

Acceptable

### 16.9 WATER FEATURES

Acceptable

### 16.10 POOL BARRIER

#### Comment

When a pool or spa is installed / constructed 1996 or later, a fence is required between house and pool / spa, or doors from house to yard (including garage) may be equipped with child safety alarms as an alternate. Presently, neither exist. 1 of 2 is required.

## POOL/SPA EQUIPMENT

### 16.11 FILTER

Acceptable



**16.12 PUMP(S)**

Acceptable

**16.13 MOTOR(S)**

Acceptable

**16.14 POOL SWEEP**

None

**16.15 SPA JETS**

Acceptable

**16.16 SPA BLOWER**

None

**16.17 HEATER**

Acceptable

**16.18 CHECK VALVE**

Acceptable

**16.19 DIVERTER VALVES**

Acceptable

**16.20 TIME CLOCKS**

Acceptable

**16.21 SPA/POOL CONTROLS****Comment**

Pool and spa equipment is controlled through Home Automation System. Pool mode would not boot / respond to testing. Builder should be requested investigate or explain. Pool equipment was tested through service set at equipment area. All functions of pool and spa operated, with exception of spa jets which do not have manual override at service set. Spa jet operability needs to be verified.

**16.22 POOL/SPA LIGHTS**

Acceptable

**16.23 POOL PLUMBING****Comment**

1 valve at pool equipment was closed position. Request builder or installer to explain.

**16.24 SALT WATER****Comment**

Salt water system has / had low salt registration. Servicing is needed. (Unit is new. Initial start up may be incomplete. Installer should verify.)

**16.25 GFCI PROTECTION**

Acceptable (lights &amp; equipment)

**16.26 OTHER****Comment**

Concrete pad which pool equipment rests on has settled approximately >1" along 1 side. This may stress plumbing pipes. Pad should be underpinned along west edge to prevent further movement. Pool installer should review to verify piping has not been affected.

Inspection Report For: Sample report new construction 1



Separation gap



Fence & pad tilting

16.27 PHOTOS





16.28

**ADDITIONAL INFORMATION AND RECOMMENDATIONS**

**Pool leak testing:** Pools and spas are not tested for underground leakage as part of a / this home inspection. Presence of leakage cannot be determined through a visual inspection.

**GFCI electrical protection (lights & equipment):** Pool light system has GFCI electrical protection. GFCI is a vitally important safety component. GFCI(s) should be tested frequently to verify ongoing operability.

## ALTERATIONS & ADDITIONS

### DESCRIPTION OF ADDITIONS

17.1

FOR REFERENCE, THE FOLLOWING SIGNIFICANT ADDITIONS, ALTERATIONS OR MODIFICATIONS BASED ON VISUAL INSPECTION (EXCLUDING PLUMBING, ELECTRICAL, MECHANICAL AND REPAIRS) APPEAR TO HAVE BEEN PERFORMED ON DWELLING/PROPERTY (INCLUDING, BUT NOT NECESSARILY LIMITED TO) WHICH NORMALLY REQUIRE CITY/COUNTY PERMITS. IF THIS IS A CONCERN, AVAILABLE PERMITS SHOULD BE OBTAINED AND COMPARED TO EXISTING IMPROVEMENTS TO DETERMINE WHETHER IMPROVEMENTS ARE WITH PROPER PERMITS OR CERTIFICATES OF OCCUPANCY. PERMITS [ ]WERE [X]WERE NOT REVIEWED AS PART OF THIS INSPECTION.

1. New construction with swimming pool - Check for Certificate(s) of Occupancy.

**ADDITIONAL INFORMATION AND RECOMMENDATIONS**

**Scope of list above:** List above is limited to apparent major additions only, based on visual inspection. Other improvements exist / may exist which would require permits which are not listed above or were not identified. List is not meant to be comprehensive or all inclusive. Identification of alterations, addition or improvements are not mandated in the scope of a home inspection. List is intended as a general guide for consideration, though must not be relied upon as all inclusive / wholly accurate. Comprehensive permit search and delineation of improvements which may require permits is available as a separate fee service. We expressly recommend researching and inquiring about any permits and inspection records with final sign offs (Certificates of Occupancies or finals) for any changes, remodels or additions which may have been made to the subject property. Also inquire with seller for additional information pertaining to any known additions, alterations or improvements.

**Note regarding non-permitted additions or improvements:** This is not a code compliance inspection with respect to additions or improvements which are without permits. This is a time consuming process which is outside the scope of a standard home inspection. Code compliance inspection is available as a separate fee service. Non-permitted additions or alterations if any may be subject to corrections/changes beyond items listed herein, if permits are to be obtained.

## UTILITY SHUT OFFS & POINTS OF INTEREST

NOTE: The following lists locations of utility shut offs and certain systems, controls.... List is compiled by the inspector as a courtesy at the discretion of the inspector and may not include every possible control.

### UTILITY SHUT OFFS

#### 18.1 MAIN ELECT. PANEL

Rear north corner of house.

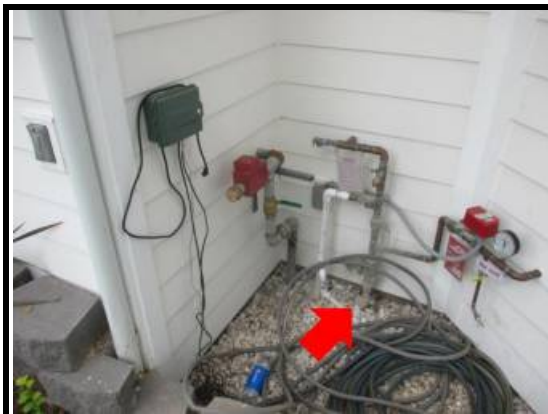


#### 18.2 ELECT. SUB PANELS

Closet below stairwell (1). Pool equipment area (1).

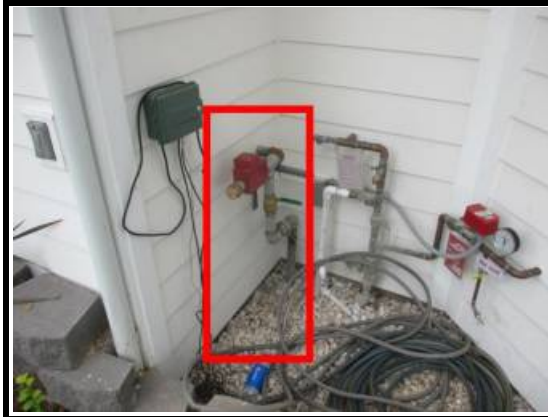
#### 18.3 WATER

Front south corner of the house



**18.4 GAS**

Front south corner of house



## ADDITIONAL NOTES & CONCLUSION

**SCOPE :** State of California and various counties or cities have adopted time of sale retrofit requirements. State of California requires smoke detectors and water heater earthquake strapping be installed. Individual City or County re-sale retrofit requirements however vary widely. The list below is provided as a courtesy only and believed to be up to date, however requirements should be verified with the respective building department or escrow officer. This is not a retrofit certification. Retrofit certificate should be obtained by a licensed retrofitter, particularly if required in this locale. Seismic gas shut off valves require a building permit. Presence of a gas shut off valve will be noted below if required, however permit is not verified. Seismic gas shut off valve installation standards have changed over time. Older seismic valves without permits could require replacement if no permit exists. This would not be reflected herein. Other re-sale requirements may exist. The list below is not meant to be all inclusive and only addresses items noted below.

## OTHER SYSTEMS

**19.1 EXCLUSIONS****Not Inspected**

The following other items or systems were noted, though are/were not inspected as part of this inspection. See seller (if applicable) to verify and demonstrate operability, or independently verify operability of system(s):

1. Telephone & television systems.
2. Security cameras.
3. House security system.
4. Audio speaker system.
5. Home automation system.
6. Media/projection room equipment

## RE-SALE RETROFIT REQUIREMENTS

**19.2 .****ITEMS BELOW MARKED "NO" MUST BE CORRECTED PRIOR TO CLOSE OF ESCROW:**

Water conservation devices installed : Yes

Seismic gas shut off valve installed : Yes

Water heater earthquake strapping : n/a

Sliding glass door safety glass / film : n/a

Smoke detectors installed : Yes

Carbon monoxide detectors : Yes

## ADDITIONAL COMMENTS & CONCLUSION

### 19.3 OVERVIEW / INSPECTORS COMMENTS

#### Comment

Residence is new construction. Due to new construction status, cosmetic aspects were considered in this report, though detailed cosmetic touch up was not itemized, as acceptability of detail is subjective. Buyer should perform detail inspection.

Also, as house is new, see seller/builder to obtain warranty information, particularly in regards to leakage. Newer homes which have not yet been subject to extreme weather conditions or daily use may harbor latent leaks which cannot be discovered or foreseen though a visual inspection.

Additionally, all appliance, equipment, system... registration cards should be completed and submitted to the manufacturers to assure warranty coverage, recall notification...

### 19.4 INSPECTOR PREPARING REPORT

If there are any questions concerning report or further explanation of items listed is needed, please call our office at 818 882 5334. Thank You.

Jack C. Gironda  
Master Inspector (CREIA #0022)

## ADDITIONAL INFORMATION

### 19.5 .

#### HOME WARRANTIES

Home warranty policies are available which provide limited warranty coverage of items/ systems such as appliances, mechanical systems (HVAC, water heaters...), plumbing and electrical. Obtaining and annually renewing a Home Warranty policy is recommended and prudent. A home inspection is performed without warranty.

#### NOTE REGARDING ENVIRONMENTAL CONDITIONS (MOLD...)

This report does not cover and specifically excludes inspection for environmental conditions, such as but not limited to toxic molds, lead, asbestos and radon... We recommend independent inspection by an appropriate specialists if this is a concern, and mold inspection if any stains or leaks are reported herein. Mold is often not readily apparent or visible to the naked eye. Lead, asbestos and radon as examples are not visible to the naked eye.

#### STANDARDS OF PRACTICE

This inspection and report has been performed in accordance with the California Real Estate Inspection Association (CREIA) Standards of Practice which is incorporated herein, and available upon request. There are specific and general limitations and exclusions to a Home Inspection as defined in our contract, the Business & Professions Code, and the CREIA Standards of Practice. Please make no assumptions regarding the scope of the home inspection. The inspector/company reserves the right to exceed these standards at the discretion of the inspector, though is limited to that or those items listed and does not constitute a breach of the Standards. Remaining limitations remain in effect.

# **INSPECTION REPORT SUMMARY**

**xxxxx xxxxx Ct.  
Encino, California**

**PLEASE READ:** This summary document was prepared for the benefit of the client(s) as a convenience to provide an overview of the report highlights in the opinion of the inspector, and does not constitute a report. Summary may not list all of the conditions noted during the inspection. The client is directed to read the entire inspection report. All inquiries made to this company regarding the inspection or report will be referencing the full inspection report, not summary.

## **INSPECTION INFORMATION**

### **AIR CONDITIONING & HEATING SYSTEMS**

#### **2.3 EVAPORATOR COIL**

##### **Comment**

Air conditioning systems in attic have a primary drain and auxiliary (overflow) drain. Both overflow drains at the south side of house were discharging water, indicating primary drains are not functioning properly. Installer needs to investigate.

#### **2.5 CONDITION**

##### **Comment**

Attic over master bedroom could not be accessed which is location of 2 furnaces. Attic access opening was stuck shut. (See Attic page) Furnaces could not be accessed to inspect.

### **ELECTRICAL SYSTEM**

#### **3.2 SERVICE DROP**

##### **Comment**

Main electrical panel is on a temporary electrical feed. Permanent feed and meter need to be installed.

#### **3.8 MAIN ELECTRICAL PANEL**

##### **Comment**

**a.** Main electrical panel is 200 amp. From an empirical estimation, amperage appears marginal and possible substandard for existing load demand. Determining load capacity (amperage adequacy) however is a mathematical calculation which is outside the scope of a home inspection. Existing amperage however is questioned. Supplemental independent load review (load calculation) by an electrician is advised as a precaution to review load demand vs. existing amperage. Installer should be requested to provide load schedule to verify adequate ampacity.

**b.** Main electrical panel and sub panel cumulatively have minimal circuit distribution for existing square footage. Supplemental independent load review by an electrician is advised as a precaution concurrently with item "a".

#### **3.12 AFCI SYSTEM**

##### **Comment**

Post (circa) 2008, all electrical circuits (lighting, receptacles and smoke detectors..) at "habitable rooms" are required to be AFCI (arc fault circuit interrupter) protected. AFCI protection is absent from various required locations. AFCI protection (circuit breakers) should be installed on circuits to all rooms / areas noted.

### **PLUMBING SYSTEM**

#### 4.4 PSI REGULATOR

**Comment**

The water supply piping requires a pressure regulator which protects piping / fixtures from excess pressure. A regulator is required when pressure exceeds 80 psi. Pressure at time of inspection was in excess of 125 psi. Regulator needs adjusting (pressure reduction) or replacing. Water delivery to fixtures was tepid despite high pressure. This should be evaluated by plumber of record.

#### 4.7 DRAIN CLEAN OUTS

**Comment**

The main sewer line requires a clean out to allow snaking in the event of blockage. Main clean out(s) could not be located. Clean out(s) should be located or installed.

#### 4.8 GAS PIPING

**Comment**

Water heater and furnace gas lines are not equipped with sediment traps. This item is commonly omitted, though technically required. Installation is recommended for technical conformance. (Minor to add.)

#### 4.10 OTHER

**Comment**

Main sewer line requires a "check valve" if house elevation is below street level. Check valve is required to be accessible. A check valve does not exist or is inaccessible. This should be reconciled. Check valve prevents back up into house, in the event city sewer should become clogged and back up.

### WATER HEATERS

#### 5.4 VENTING

**Comment**

Water heater is missing vent pipes. Installation needs to be completed.

#### 5.6 GAS/WATER SHUTS

**Comment**

Gas flex connector at water heater has improperly fitting configuration. Installation should be corrected.

#### 5.8 CIRCULATING PUMP

**Comment**

Existing water heater may have built in circulating pump. Inquire with builder or installer to verify.

#### 5.9 OTHER

**Comment**

Water heater is a single 199,000 BTU tankless type. Unit is small / undersized for number of bathrooms which it serves. A supplemental unit could be necessary.

### FIREPLACES & CHIMNEYS

#### 6.5 LOGLIGHTER(S)

**Comment**

Gas was off to house. Fireplace gas jet / log lighter operability could not be verified.

### ATTIC

#### 7.2 ACCESSIBILITY

**Comment**

- a. Attic spaces over 30" are required to be accessible. Portions of attic are not accessible. Access openings should be created where inaccessible attic areas exist.
- b. Attic access cover at master bedroom closet is stuck shut. Cover could not be removed to access this attic area. Repair is needed.
- c. Attic access opening cover is missing at upstairs laundry closet. Cover need to be installed.



**FOUNDATION****8.4 VENTILATION****Recommendation**

Sub area under house is ventilated, though ventilation is minimal. Good ventilation helps maintain a dry sub area environment. Improved ventilation is recommended. .

**8.6 SUB AREA SOILS****Comment**

Damp soil was noted under portion of sub area along front of house, evidently due to faulty grade / drainage condition at front. Entry point needs to be isolated and corrected. Water also has a tendency to enter crawlspace access openings at rear of the house. Step should be taken to prevent this from occurring.

**8.7 OTHER****Comment**

Construction debris and wood forming boards noted under house. Cleaning sub area of debris (cellulose) is recommended. Cellulose debris can be a termite attractant.

**KITCHEN & APPLIANCES****9.4 DISHWASHER****Comment**

Electrical cord for dishwasher does not reach electrical outlet below sink. Dishwasher could not be plugged in. Dishwasher could not be tested. Repair is needed.

**9.5 GARBAGE DISPOSER****Comment**

Electrical cord for garbage disposer is missing. Repair is needed. Disposer could not be tested.

**9.6 RANGE EXHAUST****Comment**

Vent hood over stove was intermittently emitting a rattling sound when fan was off. Weighting damper slightly may be necessary to correct.

**9.15 WATER FLOW****Comment**

Kitchen and butler's pantry sink faucets have somewhat weak water flow. Flow improvement / increase is needed.

**9.18 ELECTRICAL OUTLETS****Comment**

a, Electrical outlets were located with "reverse polarity" wiring (not wired properly) at both sides of kitchen' island counter (2), breakfast area north wall (1) and hall directly north of kitchen (1). Outlet which serves refrigerator is a "GFCI" protected outlet. GFCI's should not be used on refrigerator receptacles, as nuisance trip may occur. Outlet should be converted to a standard grounding (non-GFCI) type outlet.

b. GFCI to left of kitchen sinks needs to be converted to a standard outlet. GFCI is redundant.

c. Electrical outlets are required within 2' of any point measured along kitchen counter. Existing out placement does not meet this criteria. Outlets are over spaced.

**9.19 LIGHTING****Comment**

"3-way" switches are improperly wired at kitchen. 3-way switches operate lighting from either end of room, regardless of opposite switch position. Presently, 1 switch will not operate, unless opposite switch is in a certain position. Repair is needed.

**BATHROOMS****10.4 DOORS****Comment**

Door scrapes on floor at entrance to master bathroom. Door needs shortening.

## 10.5 WINDOWS

### **Comment**

Windows at shower / tub stalls within 5' of floor are required to have safety tempered glass. Tempered glass identification was not located at master bathroom near bathtub. This should be reconciled.

## 10.10 SHOWER ENCLOSURES

### **Comment**

Shower doors do not close evenly (doors need adjusting) at downstairs rear north 3/4 bathroom (1) and Upstairs rear center bedroom' bathroom (1)

## 10.13 FAUCETS

### **Comment**

- a. Shower heads emit a whistling when on at downstairs rear north 3/4 bathroom, upstairs front center bedroom' bathroom, upstairs rear center bedroom' bathroom and master bathroom.
- b. Faucet cold water valve is stuck / could not be turned on at master bathroom left side sink. Repair is needed. Faucet cold water valve handle is also misaligned at master bathroom right side sink.

## INTERIOR ROOMS

## 11.4 EXTERIOR DOORS

### **Comment**

- a. Locks and latches need adjusting at upstairs loft balcony double doors.
- b. Bottom stationery pin set holes are not drilled in thresholds at loft, master and kitchen. Bottom lock pins cannot be secured. Set holes need to be installed.
- c. Weatherstripping sweep is missing along bottom of front entry door. loft balcony door and door to garage. Gaps exist along bottom of doors when closed.

## 11.5 INTERIOR DOORS

### **Comment**

Passage door scrapes on floor at upstairs front center bedroom. Door needs shortening.

## 11.6 CLOSET DOORS

### **Comment**

- a. Closet doors are missing at downstairs rear north bedroom.
- b. Closet door floor guide hardware and handles are missing at upstairs laundry closet.

## 11.10 CABINETS

### **Comment**

Closet shelving is missing at 2 downstairs bedrooms and entry coat closet.

## 11.11 ELECTRICAL OUTLETS

### **Comment**

Several electrical outlets had no power at upstairs rear center bedroom. Installer needs to investigate.

## 11.12 LIGHTING

### **Comment**

"3-way" switches are improperly wired at upstairs loft. 3-way switches operate lighting from either end of room, regardless of opposite switch position. Presently, 1 switch will not operate, unless opposite switch is in a certain position. Repair is needed.

## 11.14 OTHER

### **Comment**

A wine storage (display) closet exists that dining room. Closet is not climate controlled.

## LAUNDRY FACILITY(S)

## 12.2 WASHER DRAIN

### **Comment**

**Inspection Report For: Sample report new construction 1**

Clothes washer drain connections have temporary construction cap. Drain could not be inspected. (Cap should be removed to inspect / test drain, prior to close of escrow.)

**12.4 GAS DRYER HOOK****Comment**

Clothes dryer gas connections have temporary cap. Gas could not be tested. (Cap should be removed to inspect / test gas, prior to close of escrow.)

**12.6 DRYER VENT****Comment**

Clothes dryers are required to be vented the exterior. Outlet could not be located / reconciled for upstairs laundry dryer vent.

**12.7 110V OUTLETS****Comment**

Electrical outlets at laundry counters near sinks are required to be GFCI type / protected. Presently, no GFCI exists at laundry sink counter at upstairs laundry.

**12.9 OVERFLOW PROTECTION****Comment**

Clothes washer has no overflow catch pan. Overflow pans prevent damage to building materials in the event of leakage. While not retroactively mandatory, addition of an overflow pan or some form of overflow protection is a prudent upgrade when laundry is located indoors, and particularly upstairs. Building plan should be reviewed to determine if overflow pans are called for.

**PARKING FACILITY****13.4 FIRE WALLS****Comment**

Walls and ceilings between house and garage are required to be covered with 5/8" type "X" sheetrock or 7/8" plaster which serves as a 1 hour fire wall. Voids should be repaired to restore integrity of fire wall. Fire wall has holes / voids at the following locations: 2 vents to hall closet penetrate firewall. Closet floor is also covered in wood. Fire rating of floor could not be verified.

**13.5 FIRE DOORS****Comment**

Doors between house and garage are required to be self closing. Garage door to house does not comply. Self closer needs to be installed.

**13.8 EXTERIOR DOORS****Comment**

When a pool or spa is present, garage door to pool yard is required to be self closing and latching. Garage door to yard does not comply. Self closer needs to be installed.

**13.10 ELECTRICAL OUTLETS****Comment**

Garage electrical outlets installed circa 1978 and later are required to be GFCI type/protected. GFCI protection is not installed at garage outlets.

**13.12 OTHER****Comment**

Stair steps (risers) are required to be uniform in height within 3/8". Riser height differentials in excess of 3/8" can pose an increased trip hazard. Irregular riser height(s) were noted at

**EXTERIOR & GROUNDS****14.6 FLASHING****Comment**

**Inspection Report For: Sample report new construction 1**

Main electrical ground (Ufer) connection at north side of house is missing cover. Cover needs to be installed.

**14.8 WINDOW SCREENS****Comment**

All window screens are missing.

**14.10 ELECTRICAL OUTLETS****Comment**

Electrical outlets were not operable at master bedroom front and rear balconies. GFCI's were tripped and would not reset. Installer needs to investigate.

**14.12 BALCONIES & RAILS****Comment**

- a. Rear balcony off loft has insufficient slope for drainage. Water stands on balcony surface. Repair is needed.
- b. Balcony surface has only surface drains and no overflow drain(s) at master bedroom front balcony. Building standards require supplemental overflow drains in addition to primary drains. As is, ensure primary drain is maintained / kept clear.

**14.14 OTHER****Comment**

Exhaust vent outlets on exterior of house are required to have back draft dampers. 2 vent outlets at rear of house do not have back dampers.

**14.21 GATES****Comment**

When a pool or spa is present, yard gates are required to be self closing and latching. Gate was not self closing at south side. Self closer evidently needs adjusting.

**14.22 DRAINAGE - YARD****Deferred**

Geologist or Geotechnical Engineer was on site concurrent with our inspection performing comprehensive drainage evaluation. Refer to geo. report for evaluation of and recommendations pertaining to drainage. Based on conditions observed, we recommend further evaluation drainage by a drainage specialist.

**14.23 DRAINS - YARD****Comment**

Yard has a subsurface drain system. Drains were located at rear lawn which \were grass overgrown. Drains need to be exposed and maintained. Rear lawn drains discharge onto rear hill which are causing soil erosion and drain onto neighboring property. Refer to Geotechnical Engineer for evaluation.

**14.24 GRADE LEVEL****Comment**

- a. Faulty grade level is condition where soil is built up too high against house above wood siding or sill line... Faulty grade level exists along portion of house along front outside family room which also may be allowing water intrusion into sub area, as noted on Foundation page.. Faulty grade level needs to be addressed. An insulator curb appears to be necessary redress, though a foundation / drainage contractor should evaluate to verify and advise on proper method of redress.
- b. Soil should not contact wood as wood decay may occur. Earth to wood contact was noted (soil too high contacting siding) at areas at rear and south sides of house.) Grade level needs to be corrected where contact occurs.
- c. Siding is embedded in hard surfaces at patio. Properly, an air gap should exist between siding base and ground. This can increase potential for wood decay. Condition may prove uneventful, though siding should be monitored at areas where this occurs.

**14.26 BARBECUE****Comment**

A patio bar exists with a gas (propane) barbecue. Barbecue gas supply is liquid propane tank. Propane tank is not installed. Barbecue could not be tested.

**SWIMMING POOL****16.10 POOL BARRIER****Comment**

When a pool or spa is installed / constructed 1996 or later, a fence is required between house and pool / spa, or doors from house to yard (including garage) may be equipped with child safety alarms as an alternate. Presently, neither exist. 1 of 2 is required.

**16.21 SPA/POOL CONTROLS****Comment**

Pool and spa equipment is controlled through Home Automation System. Pool mode would not boot / respond to testing. Builder should be requested investigate or explain. Pool equipment was tested through service set at equipment area. All functions of pool and spa operated, with exception of spa jets which do not have manual override at service set. Spa jet operability needs to be verified.

**16.23 POOL PLUMBING****Comment**

1 valve at pool equipment was closed position. Request builder or installer to explain.

**16.24 SALT WATER****Comment**

Salt water system has / had low salt registration. Servicing is needed. (Unit is new. Initial start up may be incomplete. Installer should verify.)

**ADDITIONAL NOTES & CONCLUSION****19.3 OVERVIEW / INSPECTORS COMMENTS****Comment**

Residence is new construction. Due to new construction status, cosmetic aspects were considered in this report, though detailed cosmetic touch up was not itemized, as acceptability of detail is subjective. Buyer should perform detail inspection.

Also, as house is new, see seller/builder to obtain warranty information, particularly in regards to leakage. Newer homes which have not yet been subject to extreme weather conditions or daily use may harbor latent leaks which cannot be discovered or foreseen though a visual inspection.

Additionally, all appliance, equipment, system... registration cards should be completed and submitted to the manufacturers to assure warranty coverage, recall notification...

END OF SUMMARY

