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## REPORT OVERVIEW

This report overview is intended to provide those individuals directly involved in the transaction a convenient and cursory preview of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and therefore should not be used as a substitute for reading the entire report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this overview.

**Client:** Paul Tziouvaras  
**Inspection Address:** 5331 Paseo Orlando, Santa Barbara, CA  
**Inspection Date:** 8/26/2009 Start: 9:30 am End: 12:30 pm

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### Site

#### Site Features

##### Fences and Gates

- 1.1 Sections of the fence are leaning or damaged and should be repaired or replaced.

##### Yard Walls

- 1.2 The cinder block yard walls at the south yard has stress fractures and is leaning and should be evaluated by an appropriate specialist for further remarks and recommendations.

##### Miscellaneous Site Observations

- 1.3 A pond at the rear yard represents a potential drowning hazard, especially to small children. If children are to occupy or visit the premises, we recommend that you have the pond removed, or that an approved enclosure similar to that used for pools and spas be installed for safety.

#### Hardscaping

##### Patios

- 1.4 There are offsets in the south brick patio that could prove to be trip-hazards that you should have repaired/services for safety reasons. Numerous cracked brick were noted.

### Exterior

#### Exterior Features

##### Fascia and Trim

- 2.1 A pest control inspection and report should confirm damage/decay to significant portions of the fascia board and wood trim and the need/cost for replacement/repair.

### **Eaves and Soffits**

- 2.2 A pest control inspection and report should confirm damage/decay to portions of the eaves and/or roof underlayment and the need for service/replacement.

### **Doors**

- 2.3 The south door needs adjustment to function/latch properly.

### **Attached Appurtenances**

#### **Patio Covers**

- 2.4 A pest control inspection and report should confirm damage to portions of the wood patio cover and the need for replacement/repair.

## **Roof**

### **Primary Roof**

#### **Wood Shake Roof Covering**

- 4.1 The older, original wood shake roof covering is approximately 30 years old and will leak, which can be confirmed by clearly visible points of light from within the attic. This may not yet be apparent within the house, because what moisture penetrates can be absorbed by the insulation on the floor of the attic. However, the roof should be evaluated by an appropriately qualified roofing contractor before the close of this transaction, because the cost of replacing it could affect your evaluation of the property, and because replacement appears necessary.

## **Plumbing**

### **Plumbing Fixtures**

#### **Sinks**

- 6.1 The mechanical stoppers at the bathroom sinks are incomplete/not functional and you may wish to have them serviced.
- 6.2 The N/W bathroom sink faucet and kitchen sink faucet leak around the stem while in use, and should be repaired.
- 6.3 There is corrosion at the drain line and trap below the N/W bathroom sink and east hall bathroom sink, which should be repaired.
- 6.4 The two east bathroom sink faucets are corroded and leaks when activated and need replacement.

#### **Toilets**

- 6.5 The toilet in the master bathroom runs continuously and/or does not flush properly and needs to be serviced.

#### **Tub-Shower**

- 6.6 The hall bathroom tub/shower does not drain or drains too slowly, and should be evaluated and serviced by a licensed plumber before the close of this transaction, because such blockages can progress beyond the drain trap and involve the main waste line.

#### **Stall Shower**

- 6.7 The shower pan in the master bathroom shower stall appears to be leaking and should be evaluated by an appropriately qualified and licensed plumbing contractor for further remarks and recommendations. There are multiple cracked tile and roots growing through the tile. Water damaged drywall was observed at/around the shower stall.

### **Drainage and Venting System**

#### **General Drain and Vent System Comments**

- 6.8 We test the drain, waste and vent (DWV) system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur at some point in the life of any system, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing

and cleaning the traps. However, if the main drain line is blocked or damaged, repairs could become expensive, and for this reason we recommend that you have it video scanned to determine its present condition.

#### **Drainage and Vent Piping Observations**

- 6.9 Many of the fixtures are slow draining, and the condition may be a chronic one and one that warrants further evaluation by an appropriate specialist prior to the close of this transaction.

#### **Water Heater**

##### **Water Lines and Shut-Off Valves**

- 6.10 The water shut-off valve for the water heater is very difficult to access, and we recommend that you have it relocated so that it is readily accessible.

##### **T&P Valve and Discharge Pipe**

- 6.11 The discharge line from the T&P relief valve on the water heater has been incorrectly plumbed uphill, and the line should slope downhill to ensure that any leakage from the valve does not remain in the "trapped" drain line, as this condition can lead to corrosion and failure of the valve.
- 6.12 The flexible discharge pipe from the pressure relief valve on the water heater is undersized (the entire line should be the same size as the valve opening) and needs replacing with a correctly sized pipe for safety.

#### **Electrical**

##### **Service**

###### **Service Lines**

- 7.1 The overhead conductor lines that convey power to the home are missing insulation. The exposed wiring represents a shock hazard and the wires should be wrapped with insulation for safety.

###### **Service Line Capacity**

- 7.2 The 50 amp service lines that are entering the main panel are undersized by current standards and may not be able to meet with your electrical needs. We recommend that you consult with a licensed electrician for further remarks and recommendations prior to the close of this transaction.

##### **Main Panel**

###### **Panel Covers**

- 7.3 There are voids, or open knockouts, in the interior "deadfront" cover of the main electrical panel that should be covered for safety (children or the unknowing can open the panel covers and expose themselves to a shock hazard). However, this condition is very easily remedied and at minimal expense.

###### **Wiring**

- 7.4 There are wires inside the main panel that need to be capped. This will help prevent them from becoming accidentally energized.

##### **Sub Panel**

###### **Sub Panel Observations**

- 7.5 The circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

###### **Circuit Breakers**

- 7.6 The two breakers in the sub-panel are serving more than one circuit, which could overload the circuits, and there is not room within the sub-panel to add additional breakers. This condition should be evaluated by an electrician.

##### **GFCI Protection**

###### **Exterior GFCI**

- 7.7 The exterior outlets were not GFCI protected. For safety reasons we recommend that the exterior outlets be ground-fault (GFCI) protected.

### **Garage GFCI**

7.8 Although it may not have been a requirement at the time the home was built, we recommend that ALL non-dedicated garage outlets be upgraded to include GFCI protection.

### **Bathroom GFCI**

7.9 For safety reasons, we recommend that all bathroom outlets be provided with ground-fault protection (GFCI).

### **Kitchen GFCI**

7.10 None of the kitchen counter outlets were GFCI protected. For safety reasons, we recommend that all of the kitchen countertop receptacle outlets be upgraded to include GFCI protection.

## **Receptacle Outlets**

### **Receptacle Outlets**

7.11 There are outlets in this home that are worn and no longer provide a good connection or ground, and they will need to be replaced.

## **Light Fixtures and Switches**

### **Interior Lights and Switches**

7.12 We noted that there are missing light fixtures in the entry hallway and dining room that will need to be replaced.

## **Heating**

### **Radiant Heating System**

#### **Radiant Heating**

8.1 Heat is provided by a electric radiant heating system that we do not have the expertise to evaluate and falls outside the scope of a home inspection and this report. However, we recommend that you have the system evaluated by an appropriately qualified and licensed heating specialist before the close of the transaction. Please note that these systems are not energy efficient and can be expensive to operate. Many of the controls are missing/damaged and need to be replaced if the system is found to be functional and is to remain in use.

## **Fireplace**

### **Masonry Fireplace**

#### **Operation Issues**

10.1 This fireplace appears to have a smoking condition, as indicated by the smoke patterns located above the fireplace opening. Dangerous gases have been exiting the fireplace into the living area. This is considered a potential health hazard. The exact cause of this condition is unknown but may be due to an undersized flue, defective construction, backdrafting from pressure changes within the home and/or improper use of the damper. We recommend that you do not operate this fireplace until this condition has been evaluated and corrected by a qualified fireplace specialist.

#### **Fireplace Screen**

10.2 There is no fireplace screen to help contain the spread of fire. For fire safety, we recommend that you purchase a screen before you use the fireplace.

#### **Mantle**

10.3 The wooden mantle is too close to the fireplace opening and needs to be raised/relocated for fire safety.

### **Masonry Chimney**

#### **Chimney Flue**

10.4 The shape/dimensions of this fireplace flue may have an adverse effect on the drafting of this fireplace. The effective flue area is greatly reduced due to the narrow dimension of the flue just above the smoke shelf. This has caused smoke and/or dangerous gases to enter into the living area. This is considered a potential health hazard. We recommend that you have the chimney evaluated by an appropriately qualified fireplace specialist prior to the close of this transaction for further remarks and

recommendations.

### **Spark Arrestor and Weather Cap**

- 10.5 A combination spark arrestor and weather cap assembly was in place at the top of the chimney but is undersized and partially blocking the flue. Replacement with a properly sized cap/arrestor assembly is advised.

## **Interior**

### **Floors**

#### **Carpet Floor Coverings**

- 11.1 Some of the carpeting was excessively soiled or marked and will need professional cleaning and evaluation or you may wish to have it replaced.

### **Walls and Ceilings**

#### **Walls and Ceilings**

- 11.2 There is moisture damaged drywall behind the laundry equipment that you should be aware of and may wish to have repaired/replaced.

### **Windows**

#### **Single-Glazed Windows**

- 11.3 Some of the window weatherstripping is damaged and is in need of repair or replacement.  
11.4 The window in the north bedroom does not function properly and will need to be serviced to be functional.

### **Doors**

#### **Interior Doors**

- 11.5 The pocket door at the N/W (laundry) bathroom does not function properly and needs repair.  
11.6 The S/E bedroom door binds against the top jamb and needs servicing.

### **Closets**

#### **Closets and Closet Doors**

- 11.7 The closet doors are missing in the North bedroom and should be replaced for safety (stored items on shelving may topple).

### **Smoke Alarms**

#### **Smoke Alarms**

- 11.8 Although it may not have been a requirement at the time the home was constructed, we recommend that smoke alarms be installed in all bedrooms as a safety upgrade (easily remedied).

### **Carbon Monoxide Detectors**

#### **Carbon Monoxide Detectors**

- 11.9 No carbon monoxide detectors were installed in the home. Although not a requirement, we recommend that you install (per manufacturer's installation instructions) carbon monoxide detectors throughout the home to help guard against accidental poisoning or death from this deadly gas. We recommend that you install at least one CO alarm that meets the requirements of the most recent Underwriters Laboratories (UL) 2034 standard or International Approval Services 6-96 standard.

## **Garage**

### **Vehicle Door(s)**

### **Automatic Vehicle Door Opener**

- 12.1 The automatic garage vehicle door opener is functional, but it does not auto-reverse as needed to prevent injury or entrapment to those passing beneath it and will need to be adjusted or otherwise made functional for safety. We recommend that older openers not incorporating this important safety feature be upgraded/replaced with ones that do.

### **Safety Sensors**

- 12.2 The automatic garage vehicle door opener lacks safety sensors. As a safety upgrade, we recommend that the door opener be equipped with safety sensors that will help reduce the possibility of accidental closure of the door when passing beneath it.

### **Garage Interior**

#### **Walls and Ceiling**

- 12.3 The drywall covering at the south room addition walls is heavily damaged.

#### **Garage Door to Interior**

- 12.4 The interior door accessing the garage appears to be solid core, or fire-rated as required to maintain the fire separation barrier between the living areas of the home and garage. However, the door has been compromised by the addition of a pet door that negates its fire rating, and it will need to be replaced with a tight fitting, self-closing, self-latching fire door for fire safety.



## HOME INSPECTION REPORT

Prepared for exclusive use by  
**Paul Tziouvaras**



For the property located at  
**5331 Paseo Orlando, Santa Barbara, CA**

**NOTICE:** This report is for the sole benefit of the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this report has been performed in association with a written contract that limits its scope and usefulness, and unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

## General Information

**Inspection Address:** 5331 Paseo Orlando, Santa Barbara, CA  
**Inspection Date:** 8/26/2009 Time: 9:30 am to 12:30 pm

**Weather:** Clear and Dry - Temperature at time of inspection: 70-80 Degrees

**Inspected by:** Martin Hewitt

**Client Information:** Paul Tziouvaras

**Inspection Fee:** \$ 375.00

**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** Partial  
**Number of Stories:** One

**Structure Style:** Single Family

**Structure Orientation:** North

**People on Site At Time of Inspection:** Buyer's Agent

Report File: Tziouvaras-SB090826A

## Important Information - Please Read Carefully

Thank you for choosing Camelot Home Inspection Services. You have contracted with us to perform a generalist inspection in accordance with the Standards of Practice established by the California Real Estate Inspection Association, a copy of which is available upon request, and which can be read or downloaded by visiting [www.creia.org](http://www.creia.org). Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, or as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant material defects or adverse conditions that could result in serious injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for any secondary specialist evaluations. Therefore, you should be aware of the limitations of this type of inspection, which are set forth in the Standards of Practice and which will be described in greater detail therein.

Primarily, we will evaluate conditions, systems, or components to determine if they are functional or not functional. We will take into consideration when a house was built and allow for the predictable wear or deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, unless they represent a significant safety hazard, we tend to overlook what we may consider to be insignificant and predictable defects, although some may be included in the report as a courtesy to you. This is especially true for those conditions that would be apparent to the average person, or to someone without any construction experience.

Items that are reported as being functional, satisfactory, or responsive to normal user controls were found to be capable of performing their normal, proper and characteristic action at the time of the inspection. When they are not reported as such, and we suggest, recommend or advise service, repair, replacement, correction, improvement, upgrading, monitoring or further evaluation of an item or condition, we have made what we believe is a reasonable conclusion that the present condition of this item may significantly effect the value, desirability, habitability or safety of the dwelling, and that consultation with appropriately qualified specialists is now needed in order to ascertain the true and exact nature of the deficiency and the cost for improvement, provision, monitoring, repair or replacement of said defective item or deficiency. When an item or condition is reported as being outside the scope of the inspection, this item or condition was not inspected but has been deferred for further evaluation by an appropriately qualified specialist.

It is vitally important that all specialist evaluations and estimates for repair or replacement of all reported material defects be obtained prior to the close of this transaction and/or within the client's contracted inspection contingency period in order to avoid any unpleasant surprises after taking legal possession of the home. Please be aware that in most instances, further evaluations of reported deficiencies by specialists in any given trade will result in the identification of additional defects or recommendations for additional upgrades that could effect your evaluation of the property.

For safety reasons, it is strongly recommended that all health and safety upgrades, improvements, and repairs be made by appropriate specialists prior to occupation of the home.

We do not have the expertise nor the necessary qualifications to inspect for or comment on wood destroying pests such as termites and beetles, and organisms such as dry rot, fungus or mold. We therefore recommend that you schedule any such specialized inspection with the appropriate specialists before the close of this transaction and/or within your contracted inspection contingency period. Please note that inspecting or testing for mold is not included as a part of our inspection or this report, and that the inspector's insurance company does not cover any mold-related claims. Although mold, in one form or another, is everywhere, some types of mold are known to be toxic and may present a serious health risk to some people, especially newborns, infants and those with bronchial conditions or asthma.

The seller may or may not be required to repair or replace any material defects identified within the

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Inspection Date/Time: 8/26/2009 9:30 am to 12:30 pm

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report, if any, and that determination should be made among the buyer, the seller, and any real estate agents, brokers or attorneys involved in the transaction. In any event, this report is not intended to be used as a guide in renegotiating the sales price of the property, nor is it to be considered an all-inclusive listing of repairs needed to be made.

This report may not and should not be used in lieu of a sellers disclosure statement (as may be required by law), as the seller may have knowledge of other undiscovered, latent or historical defects that may significantly influence or affect the value, habitability, desirability or safety of the property.

This report is not transferable and should not be used or relied upon by any third parties or subsequent buyers.

We recommend that the Client(s) obtain copies of all building permits, final inspections and certificates of occupancy from the sellers or from the local building department. These documents should be reviewed to the clients satisfaction with the assistance of appropriate specialists in order to help identify any unapproved, and therefore potentially defective or unsafe, additions, conversions, or alterations to the original structure(s). This service is not provided by your home inspector.

For your additional protection we suggest that you personally perform a diligent visual inspection of the property after the seller(s) or tenant(s) have vacated to insure that no adverse conditions were concealed by personal belongings or stored items while occupied, or that any damage was incurred at the time the property was vacated. Should any adverse conditions be revealed that were not addressed within this report prior to or after the close of escrow, please contact our office immediately to schedule an additional inspection of these conditions.

Finally, it is your responsibility to read and comprehend the contents of this report in its entirety and to make your own determination as to the overall condition, suitability for any purpose, and specific deficiencies that may be concerning to you. This report contains technical information that may not be easily understood by the lay person. If you were not present during this inspection, or should you require any clarification or further information with regard to our inspection or this inspection report, it is essential that you call our office for a verbal consultation. The only recommendations and opinions endorsed by Camelot Home Inspection Services are those contained within this written report, as any oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection. A house and its components are complicated, and because of this we offer unlimited consultation and encourage you to ask questions.

#### ABOUT YOUR INSPECTOR:

Martin Hewitt is the owner and sole proprietor of Camelot Home Inspection Services. Martin has been inspecting homes on a full-time basis since 1994 and has personally performed over 5000 inspections. He has been a member of the California Real Estate Inspection Association (CREIA) since 1995, and achieved CREIA MCI (CREIA Master Inspector) status in 1997. In addition to being a past President of the San Luis Obispo Chapter of CREIA (2001-2002), Martin has served on the CREIA Board of Directors for three years and as a Regional Director for two. Martin is also a certified member of the American Society of Home Inspectors (ASHI), a nationally recognized association of professional home inspectors. He has been an ASHI member since 1997.

## Section 1.0 - Site

### Site Features

#### Fences and Gates

##### *Service Needed*

- 1.1 - Sections of the fence are leaning or damaged and should be repaired or replaced.



##### *Maintenance Service Needed*

- 1.2 - The gates at the east and west sides of the home need to be serviced to be functional.

#### Yard Walls

##### *Specialist Evaluation Needed*

- 1.3 - The cinder block yard walls at the south yard has stress fractures and is leaning and should be evaluated by an appropriate specialist for further remarks and recommendations.



#### Irrigation and Sprinklers

##### *Important Information*

- 1.4 - A sprinkler and/or grounds watering system was installed on the property. However, as your inspector does not evaluate sprinkler systems (outside scope of a home inspection), we suggest that the system be demonstrated by the seller(s) to assure that they are functional. Also, it is important to make sure that the sprinklers do not spray against the home, or create water pooling around the base of the home, as water is the principal cause of damage to a home's foundation and it's exterior surfaces, and can also lead to moisture intrusion and mold growth within the home.

#### Miscellaneous Site Observations

##### *Health or Safety Concern*

- 1.5 - A pond at the rear yard represents a potential drowning hazard, especially to small children. If children are to occupy or visit the premises, we recommend that you have the pond removed, or that an approved enclosure similar to that used for pools and spas be installed for safety.

#### Limitations and Exclusions

##### *Inspection Limitation*

- 1.6 - Except where otherwise noted, our inspection was limited to those items and systems located within 10 feet of the inspected structure(s). Any comments made regarding items or systems greater than 10 feet from the inspected structure(s) was provided as a courtesy only, and you may therefore wish to have the appropriate specialists evaluate those areas, systems, and components outside of the 10 foot limitation.

1.7 - Your home inspector is not a licensed geologist or geotechnical engineer. Therefore, it is your responsibility to schedule any specialist inspections for information regarding geological conditions or site stability.

## Grading and Drainage

### Drainage and Grading Observations

#### *Preventative Measure*

1.8 - In some areas, we noted that the soil is not sufficiently sloped or graded to drain runoff water away from the residence. Inadequate drainage and grading around the base of a home, along with an absence of hard surfaces and surface drains, can lead to ponding, which in turn can allow for moisture intrusion and create an environment conducive to the growth of mold, fungus and other microorganisms. Over the long term, it can lead to non-uniform structural settlement and damage to the foundation. Therefore, as a preventative measure, we recommend that the soil be sufficiently sloped to drain surface water away from the home for ten or more feet, and/or that an appropriate site drainage system be provided.

1.9 - The soil level is too high along the base of the wall at the east side of the home. This condition can lead to pest and/or moisture damage and needs to be corrected as a preventive measure, and should receive mention in the pest control inspection report as well. A minimum 4 inches of clearance from the soil to the base of the wall framing is recommended, with the soil sloped to drain away from the home.

## Hardscaping

### Driveways

#### *Important Observation*

1.10 - The concrete paver driveway is in functional condition.

### Walkways

#### *Important Observation*

1.11 - The concrete paver walkways are functional.

### Patios

#### *Health or Safety Concern*

1.12 - There are offsets in the south brick patio that could prove to be trip-hazards that you should have repaired/services for safety reasons. Numerous cracked brick were noted.



### Miscellaneous Hardscaping Observations

#### *Preventative Measure*

1.13 - The normally required 2-inch clearance from the stucco weep screed (horizontal metal flashing along the base of the walls) and the south patio area has not been met or maintained. Among other things, this clearance is needed for visual termite control and to help prevent moisture from accumulating within the walls. As a preventive measure we recommend that you seek a specialist opinion regarding this incorrect condition, as we cannot endorse it.

## Section 2.0 - Exterior

### Exterior Features

#### Wall Coverings

##### *Important Observation*

2.1 - The stucco wall coverings are in satisfactory condition. Some typical cracking was observed.

#### Fascia and Trim

##### *Service Needed*

2.2 - A pest control inspection and report should confirm damage/decay to significant portions of the fascia board and wood trim and the need/cost for replacement/repair.



#### Eaves and Soffits

##### *Service Needed*

2.3 - A pest control inspection and report should confirm damage/decay to portions of the eaves and/or roof underlayment and the need for service/replacement.

#### Doors

##### *Service Needed*

2.4 - The south door needs adjustment to function/latch properly.

#### Screens

##### *Important Information*

2.5 - One or more of the window screens are damaged or worn, and you may wish to have them repaired.

2.6 - One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them reinstalled/replaced.

### Attached Appurtenances

#### Patio Covers

##### *Service Needed*

2.7 - A pest control inspection and report should confirm damage to portions of the wood patio cover and the need for replacement/repair.



## Section 3.0 - Structural

### Structural Elements

#### Wall Structure

##### *Important Information*

3.1 - The walls would appear to be conventionally framed with wood studs.

#### Wall Structure Observations

##### *Important Observation*

3.2 - No wall structure deficiencies were visible.

#### Floor Structure

##### *Important Information*

3.3 - The bottom floor of the home is poured concrete.

#### Floor Structure Observations

##### *Important Observation*

3.4 - No floor structure deficiencies were visible.

#### Ceiling and Roof Structure

##### *Important Information*

3.5 - The ceiling and roof structure is conventionally framed with wood rafters and joists.

#### Ceiling and Roof Structure Observations

##### *Important Observation*

3.6 - There are no visible or apparent ceiling and/or roof structure deficiencies.

### Slab Foundation

#### General Slab Foundation Comments

##### *Important Information*

3.7 - This residence has a concrete slab foundation. Such foundations vary considerably, from older slabs that have no moisture barrier under them and no reinforcing steel within them, to newer ones that have both. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or pull back the carpeting, nor do we employ the use any specialized equipment. It is important to note that many, if not most, concrete slabs are found to contain cracks when the carpet and padding is removed, but cracks that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being structurally significant.

#### Slab Foundation Observations

##### *Important Observation*

3.8 - No concrete slab foundation deficiencies were visible or apparent at the time of the inspection.

#### Limitations and Exclusions

##### *Inspection Limitation*

3.9 - The Inspector does not verify the presence and/or depth of footings below the soil line. Also, anchorage or bolting of the sill plates to the foundation slab concrete could not be verified due to the wall coverings.

## Garage Foundation

### General Garage Foundation Comments

#### *Important Information*

3.10 - The garage rests upon a slab foundation. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls (both on the interior and exterior) for any evidence of significant cracks or structural deformation, but we do not move stored items or vehicles.

### Garage Foundation Observations

#### *Monitoring Required*

3.11 - The garage slab has some cracking usually associated with slab shrinkage, structural settlement, seismic activity, soil expansion, etc, but that does not appear to be structurally threatening at this time.

Monitoring the cracks is recommended.

### Limitations and Exclusions

#### *Inspection Limitation*

3.12 - The Inspector does not verify the presence and/or depth of footings below the soil line. Also, where the garage walls are finished, anchorage or bolting of the sill plates to the foundation slab concrete could not be verified.

3.13 - Stored items significantly limited our inspection of the garage concrete slab foundation and perimeter stem walls. Because we do not move or remove these items, our inspection was limited solely to those components/areas of the foundation that were visible and accessible at the time of our inspection. As we cannot endorse what we cannot see, we recommend a reinspection once all stored items have been removed.

## Section 4.0 - Roof

### Primary Roof

#### General Wood Shake Comments

#### *Important Information*

4.1 - Wood shakes are among the oldest of roofing materials, but they are coming under increasing criticism and are no longer permitted in many jurisdictions. They are comprised of uniformly thick shakes, installed on either spaced or solid sheathing. Spaced sheathing consists of strips of wood that run perpendicularly to the rafters, on which the shakes are nailed. These can be easily broken, and are now considered to be seismically vulnerable and structurally inadequate. In addition, the open spaces between them permit a fire to draft more rapidly, and whatever chemical fire-retardant value the shakes may have been impregnated with it will diminish over time. Wood roofs with solid sheathing are structurally sounder, but are still not permitted in many jurisdictions. Regardless, whereas such roofs have a life expectancy of twenty-five years, which is similar to many other roofs, they tend to weather more rapidly and must be carefully maintained and inspected. NOTE: You should consult the termite report to see if the house needs to be tented. Wood shake can be easily broken when the house is being tented, and it would be worthwhile to have a roofing contractor access the condition of the roof before and after it has been tented.

#### Wood Shake Roof Covering

#### *Service Needed*

4.2 - The older, original wood shake roof covering is approximately 30 years old and will leak, which can be confirmed by clearly visible points of light from within the attic. This may not yet be apparent within the house, because what moisture penetrates can be absorbed by the insulation on the floor of the attic. However, the roof should be evaluated by an appropriately qualified roofing contractor before the close of this transaction, because the cost of replacing it could affect your evaluation of the property, and because replacement appears necessary.

The older wood shake roof covering is original and in poor condition and will leak - *Continued*



### **Penetrations**

#### *Preventative Measure*

4.3 - We recommend that the vent pipes/roof penetrations be fitted with storm collars or otherwise properly sealed to help prevent internal leakage (preventative measure).

### **Gutters and Drainage**

#### *Maintenance Service Needed*

4.4 - The gutters were filled with leaves/debris in some areas and should be cleaned and serviced as needed to drain properly (maintenance procedure).

#### *Preventative Measure*

4.5 - It would be beneficial for the property (including foundation and structure) to have diverters and splashblocks installed at the bottom of the downspouts, and/or to have downspouts connect to underground drain lines, in order to help divert water away from the house and its foundation.

### **Roof Limitations and Exclusions**

#### *Important Information*

4.6 - A home inspection does not include any guarantee against roof leakage. For such a guarantee, you would need to have a licensed roofing contractor perform a water test and/or issue a roof certification.

## **Section 5.0 - Attic**

### **Attic Areas**

#### **Access**

##### *Important Information*

5.1 - There is a clear bedroom hallway access that was entered in order to evaluate the attic.

#### **Ventilation**

##### *Important Observation*

5.2 - Ventilation within the attic appears to be adequate and the vents properly screened.

#### **Insulation**

##### *Important Information*

5.3 - The attic is insulated with approximately two to three inches of loose fill insulation, but current standards call for nine and even twelve inches, and you may wish to add more for improved energy efficiency.

### **Attic Limitations and Exclusions**

#### *Inspection Limitation*

5.4 - In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, or is otherwise restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we will inspect the attic as well as would be possible from all available vantage points. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not attempt to determine its 'R-value' or sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, or similar components.

## Section 6.0 - Plumbing

### Water Supply System

#### Water Main Size and Material

##### *Important Information*

6.1 - Where exposed to view, the water main entering the home is 3/4" copper.

#### Water Main Shut Off

##### *Important Information*

6.2 - The main water shut-off valve is located at the north side of the home.

#### Pressure Relief Valve

##### *Preventative Measure*

6.3 - There is no visible pressure relief valve on the water supply system. Although not currently mandated in this jurisdiction, you may wish to install such a valve as a preventative measure should the water pressure regulator fail and/or sudden high pressure begins to stress the washers and diaphragms within the various components.

#### Pressure Regulator

##### *Important Information*

6.4 - The water pressure at the exterior of the home was under 80 psi and a regulator is not required on the interior supply system. Internal water pressure was 60 psi. when tested.

#### Functional Flow at Fixtures

##### *Important Observation*

6.5 - The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are operated simultaneously, we recommend that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

#### Copper Water Supply Pipes

##### *Important Information*

6.6 - The potable water pipes, where visible, are primarily copper.

6.7 - Copper water supply pipes in buildings built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Evaluating for the presence of lead in this structure is not included in this inspection. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply.

#### Water Softener

##### *Important Information*

6.8 - A water softener was observed on the premises but was evaluated for leaks and cross connections only (evaluation of water softeners falls outside the scope of a home inspection). If the unit is to convey with the property, you may wish to have the owner demonstrate its operation and maintenance requirements, and to disclose any known problems with the unit. Also, you may wish to have the system evaluated for defects and proper function by an appropriate specialist.

#### Hose Bibs

##### *Important Observation*

6.9 - The hose bibs that were tested were functional.

#### Potential Cross Connections

##### *Preventative Measure*

6.10 - We recommend you install anti-backflow devices at all exterior faucets (hose bibbs) to help prevent contamination of the potable water supply. These devices are inexpensive and easily installed.

#### Limitations and Exclusions

##### *Inspection Limitation*

6.11 - Water quality or potability of water supply was not evaluated or tested. The shut-off valves at the supply fixtures were not handled as they are subject to leakage when turned.

6.12 - Water purification systems/appliances such as that installed beneath the kitchen sink were not inspected.

## Plumbing Fixtures

### Sinks

#### Service Needed

6.13 - The mechanical stoppers at the bathroom sinks are incomplete/not functional and you may wish to have them serviced.

6.14 - The N/W bathroom sink faucet and kitchen sink faucet leak around the stem while in use, and should be repaired.

6.15 - There is corrosion at the drain line and trap below the N/W bathroom sink and east hall bathroom sink, which should be repaired.

6.16 - The two east bathroom sink faucets are corroded and leaks when activated and need replacement.

### Toilets

#### Important Information

6.17 - The toilets in the home are not low-flow type and you may wish to have them replaced as a water-conserving upgrade.

#### Service Needed

6.18 - The toilet in the master bathroom runs continuously and/or does not flush properly and needs to be serviced.

### Tub-Shower

#### Service Needed

6.19 - The hall bathroom tub/shower does not drain or drains too slowly, and should be evaluated and serviced by a licensed plumber before the close of this transaction, because such blockages can progress beyond the drain trap and involve the main waste line.

### Stall Shower

#### Service Needed

6.20 - The shower pan in the master bathroom shower stall appears to be leaking and should be evaluated by an appropriately qualified and licensed plumbing contractor for further remarks and recommendations. There are multiple cracked tile and roots growing through the tile. Water damaged drywall was observed at/around the shower stall.



## Limitations and Exclusions

### *Inspection Limitation*

- 6.21 - Shower (and tub-shower) stall surrounds, pans, curbs, enclosures, and doors are not tested for watertightness.
- 6.22 - Tub and sink overflows were not filled or tested as a part of our inspection.

## Drainage and Venting System

### General Drain and Vent System Comments

#### *Specialist Evaluation Needed*

6.23 - We test the drain, waste and vent (DWV) system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur at some point in the life of any system, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if the main drain line is blocked or damaged, repairs could become expensive, and for this reason we recommend that you have it video scanned to determine its present condition.

### Drainage and Vent Piping Materials

#### *Important Information*

6.24 - The drainage and vent piping is predominately cast iron and galvanized steel.

### Drainage and Vent Piping Observations

#### *Important Information*

6.25 - We could not locate an exterior cleanout for the main waste line. Although one may never have been installed on the system, plumbers commonly identify this as being a deficiency and recommend installing one. However, the main drainpipe can often be accessed by removing a toilet or through the main waste stack on the roof, and at considerably less expense than that of installing a new exterior cleanout.

#### *Service Needed*

6.26 - Many of the fixtures are slow draining, and the condition may be a chronic one and one that warrants further evaluation by an appropriate specialist prior to the close of this transaction.

## Limitations and Exclusions

### *Inspection Limitation*

6.27 - Determining the adequacy, number, and location of, drainage system cleanouts falls outside the scope of our inspection and this report.

## Gas Supply System

### Gas Meter and Main

#### *Important Information*

6.28 - The property is all electric, and there is no gas supply to the home and no gas piping within the home. This is considered a deficiency and can adversely effect the value of the home.

## Water Heater

### Water Heater Location(s)

#### *Important Information*

6.29 - The water heater is located inside the garage and rests upon an elevated platform as required.

### Water Heater

#### *Important Information*

6.30 - The 2 year old, 50 gallon American electric water heater, serial #0748116999, functioned satisfactorily at the time of the inspection.

## Electrical Connections

### Important Observation

6.31 - The electrical connection to the water heater is satisfactory.

## Water Lines and Shut-Off Valves

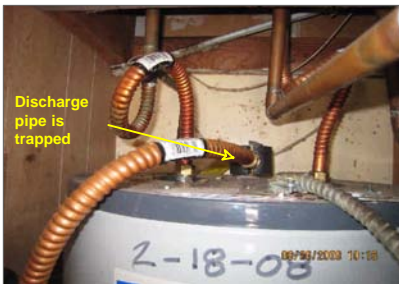
### Service Needed

6.32 - The water shut-off valve for the water heater is very difficult to access, and we recommend that you have it relocated so that it is readily accessible.

## T&P Valve and Discharge Pipe

### Service Needed

6.33 - The discharge line from the T&P relief valve on the water heater has been incorrectly plumbed uphill, and the line should slope downhill to ensure that any leakage from the valve does not remain in the "trapped" drain line, as this condition can lead to corrosion and failure of the valve.



6.34 - The flexible discharge pipe from the pressure relief valve on the water heater is undersized (the entire line should be the same size as the valve opening) and needs replacing with a correctly sized pipe for safety.



### Important Observation

6.35 - A temperature and pressure relief (T&P) valve was installed at the water heater as required. Testing of T&P valves, however, is not performed, as they will typically corrode over time and leak when opened. Client(s) should open/exercise the valve frequently (suggested every few months and exercising due caution) to maintain operational integrity.

## Drain Valve

### Important Information

6.36 - The drain valve of the water heater is in place and presumed to be functional. No leakage was noted. However, our evaluation did not include turning or testing of the drain valve.

## Drip Pan and Overflow Pipe

### Preventative Measure

6.37 - The water heater was not equipped with a drip pan or overflow pipe, which is designed to minimize water damage from a leak, and you may wish to install a drip pan and overflow pipe as a preventive measure.

## Seismic Straps

### Important Observation

6.38 - The water heater was braced, anchored or strapped to avoid falling or moving during an earthquake

as required.

## Section 7.0 - Electrical

### Service

#### Service Entrance

##### *Important Information*

7.1 - The service entrance is overhead.

#### Service Lines

##### *Service Needed*

7.2 - The overhead conductor lines that convey power to the home are missing insulation. The exposed wiring represents a shock hazard and the wires should be wrapped with insulation for safety.

#### Service Line Capacity

##### *Service Needed*

7.3 - The 50 amp service lines that are entering the main panel are undersized by current standards and may not be able to meet with your electrical needs. We recommend that you consult with a licensed electrician for further remarks and recommendations prior to the close of this transaction.

### Main Panel

#### Main Panel Size and Location(s)

##### *Important Information*

7.4 - The residence is served by a 200 amp panel, located at the south side of the home.

#### Main Panel

##### *Important Observation*

7.5 - The main panel and its components (including panel covers, breakers, wiring, etc.) appeared functional.

#### Main Disconnect

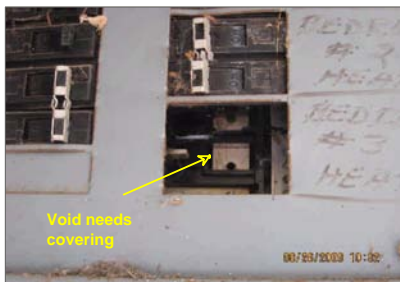
##### *Important Information*

7.6 - The 100 amp main disconnect is located inside the main panel.

#### Panel Covers

##### *Health or Safety Concern*

7.7 - There are voids, or open knockouts, in the interior "deadfront" cover of the main electrical panel that should be covered for safety (children or the unknowing can open the panel covers and expose themselves to a shock hazard). However, this condition is very easily remedied and at minimal expense.

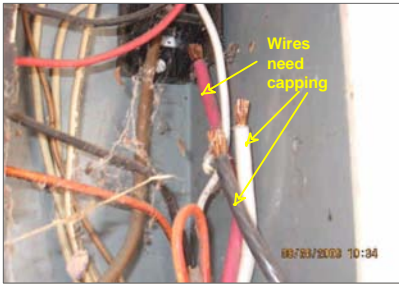


### Wiring

##### *Health or Safety Concern*

7.8 - There are wires inside the main panel that need to be capped. This will help prevent them from becoming accidentally energized.

There are wires inside the main panel that need to be capped - *Continued*



### Grounding

#### *Important Observation*

7.9 - The main electrical panel appears to be properly grounded.

### Sub Panel

#### Sub Panel Location(s)

##### *Important Information*

7.10 - A sub panel is located inside the garage.

#### Sub Panel Observations

##### *Service Needed*

7.11 - The circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

#### Circuit Breakers

##### *Service Needed*

7.12 - The two breakers in the sub-panel are serving more than one circuit, which could overload the circuits, and there is not room within the sub-panel to add additional breakers. This condition should be evaluated by an electrician.



### Wiring

#### Branch Circuit Wiring Type

##### *Important Information*

7.13 - Wiring is a mix of older NM copper wiring and newer Romex-type wiring.

## **GFCI Protection**

### **General GFCI Comments**

#### *Important Information*

7.14 - Ground fault circuit interruption (GFCI) has been proven to save lives, and its importance must not be overlooked. Also, although a GFCI device (outlet or breaker) may be functional at the time of the inspection, it may have failed by the time you occupy the premises, and for this reason we recommend that you carefully test all GFCI devices for proper function prior to occupying the premises, and on a regular basis thereafter, using the manufacturers test button(s).

### **Exterior GFCI**

#### *Health or Safety Concern*

7.15 - The exterior outlets were not GFCI protected. For safety reasons we recommend that the exterior outlets be ground-fault (GFCI) protected.

### **Garage GFCI**

#### *Health or Safety Concern*

7.16 - Although it may not have been a requirement at the time the home was built, we recommend that ALL non-dedicated garage outlets be upgraded to include GFCI protection.

### **Bathroom GFCI**

#### *Health or Safety Concern*

7.17 - For safety reasons, we recommend that all bathroom outlets be provided with ground-fault protection (GFCI) .

#### *Important Observation*

7.18 - The GFCI-protected master bathroom outlet functioned properly when tested.

### **Kitchen GFCI**

#### *Health or Safety Concern*

7.19 - None of the kitchen counter outlets were GFCI protected. For safety reasons, we recommend that all of the kitchen countertop receptacle outlets be upgraded to include GFCI protection.

### **Limitations and Exclusions**

#### *Important Information*

7.20 - The GFCI equipment was tested with the manufacturers built-in test buttons only. GFCI devices need to be tested regularly. A GFCI device (outlet or breaker) may be functional at the time of the inspection, but may have failed by the time you occupy the premises. For this reason, we recommend that you carefully retest all GFCI devices prior to occupying the premises.

## **Receptacle Outlets**

### **Receptacle Outlets**

#### *Service Needed*

7.21 - There are outlets in this home that are worn and no longer provide a good connection or ground, and they will need to be replaced.

## **Light Fixtures and Switches**

### **Interior Lights and Switches**

#### *Service Needed*

7.22 - We noted that there are missing light fixtures in the entry hallway and dining room that will need to be replaced.

There were multiple missing light fixtures - *Continued*



## Fan Fixtures

### Fan Observations

#### *Important Observation*

7.23 - All tested fan fixtures responded to normal user controls.

## Section 8.0 - Heating

### Radiant Heating System

#### Radiant Heating

#### *Specialist Evaluation Needed*

8.1 - Heat is provided by a electric radiant heating system that we do not have the expertise to evaluate and falls outside the scope of a home inspection and this report. However, we recommend that you have the system evaluated by an appropriately qualified and licensed heating specialist before the close of the transaction. Please note that these systems are not energy efficient and can be expensive to operate. Many of the controls are missing/damaged and need to be replaced if the system is found to be functional and is to remain in use.



## Section 9.0 - Fireplace

### Masonry Fireplace

#### Type and Location

#### *Important Information*

9.1 - The fireplace is a masonry one, located in the family room.

#### Operation Issues

#### *Service Needed*

9.2 - This fireplace appears to have a smoking condition, as indicated by the smoke patterns located above the fireplace opening. Dangerous gases have been exiting the fireplace into the living area. This is

considered a potential health hazard. The exact cause of this condition is unknown but may be due to an undersized flue, defective construction, backdrafting from pressure changes within the home and/or improper use of the damper. We recommend that you do not operate this fireplace until this condition has been evaluated and corrected by a qualified fireplace specialist.



### **Fireplace**

#### *Important Observation*

9.3 - The fireplace appeared to be in satisfactory condition.

### **Damper**

#### *Important Observation*

9.4 - The chimney damper is functional.

### **Gas Entry**

#### *Important Information*

9.5 - There is no gas supply at the fireplace.

### **Log Grate**

#### *Important Observation*

9.6 - The log grate appeared functional.

### **Fireplace Screen**

#### *Health or Safety Concern*

9.7 - There is no fireplace screen to help contain the spread of fire. For fire safety, we recommend that you purchase a screen before you use the fireplace.

### **Hearth Extension**

#### *Important Observation*

9.8 - The hearth extension is in satisfactory condition.

### **Mantle**

#### *Service Needed*

9.9 - The wooden mantle is too close to the fireplace opening and needs to be raised/relocated for fire safety.

## **Masonry Chimney**

### **Type and Location**

#### *Important Information*

9.10 - The chimney is a lined masonry one, located at the south side of the home.

### **Chimney Exterior**

#### *Important Observation*

9.11 - The chimney walls appear to be in satisfactory condition with no visible cracks or damage.

### **Chimney Flue**

#### *Service Needed*

9.12 - The shape/dimensions of this fireplace flue may have an adverse effect on the drafting of this fireplace. The effective flue area is greatly reduced due to the narrow dimension of the flue just above the smoke shelf. This has caused smoke and/or dangerous gases to enter into the living area. This is considered a potential health hazard. We recommend that you have the chimney evaluated by an appropriately qualified fireplace specialist prior to the close of this transaction for further remarks and

recommendations.

### **Spark Arrestor and Weather Cap**

#### *Service Needed*

9.13 - A combination spark arrestor and weather cap assembly was in place at the top of the chimney but is undersized and partially blocking the flue. Replacement with a properly sized cap/arrestor assembly is advised.



### **Limitations and Exclusions**

#### *Preventative Measure*

9.14 - The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney is limited to the readily visible areas and components, and the inner reaches of a chimney flue are not visually accessible and our view from the top or bottom is not adequate to discover possible deficiencies or damage. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the flue and the use of specialized tools and testing procedures, such as video cameras, is needed to thoroughly evaluate the fireplace system. This type of inspection falls outside the scope of our service. We recommend such an inspection prior to the close of this transaction.

## **Section 10.0 - Interior**

### **Floors**

#### **Carpet Floor Coverings**

##### *Important Information*

10.1 - The carpeting is older and at the end of its service life, and we recommend that you have it replaced for hygienic reasons.

##### *Service Needed*

10.2 - Some of the carpeting was excessively soiled or marked and will need professional cleaning and evaluation or you may wish to have it replaced.

### **Walls and Ceilings**

#### **Walls and Ceilings**

##### *Important Information*

10.3 - Some of the ceilings in the home are covered with an acoustical texturing. Some types of texturing manufactured prior to 1978 have been known to contain asbestos fibers. Positive identification can only be made by a qualified laboratory after analyzing representative samples of the material. Should testing prove positive, this covering may remain in place without being hazardous if it is not disturbed, but a certified asbestos specialist should be contacted if its condition changes or if removal is desired. Further information regarding asbestos can be obtained by calling the Consumer Products Safety Commission.

**Service Needed**

10.4 - There is moisture damaged drywall behind the laundry equipment that you should be aware of and may wish to have repaired/replaced.

**Maintenance Service Needed**

10.5 - The wall and ceiling coverings need some maintenance type repairs, such as patching holes and cracks, painting, etc.



**Windows**

**Single-Glazed Windows**

**Service Needed**

10.6 - Some of the window weatherstripping is damaged and is in need of repair or replacement.

10.7 - The window in the north bedroom does not function properly and will need to be serviced to be functional.

**Doors**

**Interior Doors**

**Service Needed**

10.8 - The pocket door at the N/W (laundry) bathroom does not function properly and needs repair.

10.9 - The S/E bedroom door binds against the top jamb and needs servicing.

**Main Entry Door**

**Important Observation**

10.10 - The front door is functional and in satisfactory condition.

**Closets**

**Closets and Closet Doors**

**Important Information**

10.11 - There are missing door guides at one or more of the bedroom closets that we recommend you have replaced for safety (easily remedied).

**Health or Safety Concern**

10.12 - The closet doors are missing in the North bedroom and should be replaced for safety (stored items on shelving may topple).

## Counters

### Counters and Countertops

#### *Important Observation*

10.13 - The bathroom and kitchen sink countertops appeared functional. However, it is important to maintain these surfaces and make sure that all connections and joints are sealed/caulked and then kept well sealed to help prevent moisture intrusion into the cabinetry below. We did not test the counters for watertightness.

## Cabinets

### Cabinetry

#### *Important Observation*

10.14 - The cabinets (including doors and drawers) were functional.

## Built-In Appliances

### Garbage Disposal

#### *Important Observation*

10.15 - The garbage disposal responded to normal user controls and appeared to be functional.

### Dishwasher

#### *Important Observation*

10.16 - The Kenmore dishwasher responded to normal user controls and ran through all of its cycles in normal mode.

### Electrical Oven

#### *Important Observation*

10.17 - The Magic Chef electrical oven (and broiler component) was functional, but was neither calibrated nor tested for its performance.

### Electrical Cook Top

#### *Important Observation*

10.18 - The built-in Amana electrical cook top was functional.

### Stove Exhaust

#### *Important Observation*

10.19 - The kitchen stove exhaust fan and vent hood components are functional.

### Microwave

#### *Important Observation*

10.20 - The built-in Kenmore microwave is functional.

## Limitations and Exclusions

### *Important Information*

10.21 - If present, evaluation of appliances that are not permanently installed falls outside the scope of a home inspection. If any freestanding appliances are to convey with the property, it is recommended that you have them tested by an appropriately qualified and licensed appliance specialist prior to the close of the transaction.

### *Inspection Limitation*

10.22 - We test appliances for their primary functionality by using the controls just as you would (or like we hope you would), but we cannot and do not evaluate them for their performance nor for the variety of their settings or cycles. Please note that all appliances are subject to failure at any time and for this reason are evaluated as a courtesy only. We strongly recommend that you test them for yourself before the close of this transaction, and that you purchase a home warranty to cover their eventual repair or replacement.

## Laundry Provisions

### Electrical Provisions

#### *Important Information*

10.23 - A 220 volt outlet was provided but was not tested, and we do not make a determination as to whether the receptacle outlet is compatible with any particular plug or appliance.

### Dryer Vent and Backdraft Damper

#### *Important Observation*

10.24 - Dryer exhaust provisions were satisfactory.

### Washer Drain Pan

#### *Preventative Measure*

10.25 - There is no drain pan beneath where the laundry washing machine is placed. As a discretionary upgrade, you may wish to have a drain pan installed, with a drain line routed to an exterior discharge location or approved drain. This will help prevent water damage in the event of leakage.

### Washer Water Supply Valves

#### *Important Information*

10.26 - The washer water supply valves were free of leakage but were not turned or tested, and may leak when turned.

### Washer Drain Line

#### *Important Information*

10.27 - There was a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

### Limitations and Exclusions

#### *Important Information*

10.28 - Freestanding laundry appliances were not inspected or tested.

## Smoke Alarms

### Smoke Alarms

#### *Important Information*

10.29 - There is a battery-operated smoke alarm installed on the bedroom hallway ceiling, and another in the dining room.

10.30 - As a safety upgrade, we recommend that you replace the existing battery operated smoke alarms with new hardwired ones that include a battery backup.

#### *Health or Safety Concern*

10.31 - Although it may not have been a requirement at the time the home was constructed, we recommend that smoke alarms be installed in all bedrooms as a safety upgrade (easily remedied).

## Carbon Monoxide Detectors

### General Carbon Monoxide Information

#### *Important Information*

10.32 - Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill you before you are aware it is in your home. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea and fatigue. The effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure. We recommend that every home should have a carbon monoxide (CO) alarm. We also urge you to have a professional inspection of all fuel- burning appliances -- including furnaces, stoves, fireplaces, clothes dryers, water heaters, and space heaters -- to detect deadly carbon monoxide leaks.

### Carbon Monoxide Detectors

#### *Health or Safety Concern*

10.33 - No carbon monoxide detectors were installed in the home. Although not a requirement, we recommend that you install (per manufacturer's installation instructions) carbon monoxide detectors

throughout the home to help guard against accidental poisoning or death from this deadly gas. We recommend that you install at least one CO alarm that meets the requirements of the most recent Underwriters Laboratories (UL) 2034 standard or International Approval Services 6-96 standard.

## **Other Systems and Components**

### **Doorbell**

#### *Important Observation*

10.34 - The front door bell is functional.

## **Section 11.0 - Garage**

### **General Garage Comments**

#### **Parking Space Restrictions**

##### *Important Information*

11.1 - The garage parking space has been restricted by the addition of a room/walls off of the back of the garage. Therefore, we suggest that you measure the length and width of the garage space(s) to ensure that there is sufficient clearance to accommodate your vehicle(s). Please note that most modern garages are large enough to accommodate two vehicles.

### **Vehicle Door(s)**

#### **Sectional Vehicle Door**

##### *Important Observation*

11.2 - The sectional garage vehicle door was fully functional when tested using the automatic opener.

#### **Automatic Vehicle Door Opener**

##### *Health or Safety Concern*

11.3 - The automatic garage vehicle door opener is functional, but it does not auto-reverse as needed to prevent injury or entrapment to those passing beneath it and will need to be adjusted or otherwise made functional for safety. We recommend that older openers not incorporating this important safety feature be upgraded/replaced with ones that do.

#### **Safety Sensors**

##### *Health or Safety Concern*

11.4 - The automatic garage vehicle door opener lacks safety sensors. As a safety upgrade, we recommend that the door opener be equipped with safety sensors that will help reduce the possibility of accidental closure of the door when passing beneath it.

#### **Springs and Torsion Bars**

##### *Important Observation*

11.5 - The vehicle door spring and torsion bar were functional and appeared to be in satisfactory condition.

### **Garage Interior**

#### **Walls and Ceiling**

##### *Service Needed*

11.6 - The drywall covering at the south room addition walls is heavily damaged.

The drywall covering at the east wall is damaged and you may wish to have it repaired - *Continued*



### **Garage Door to Interior**

#### **Service Needed**

11.7 - The interior door accessing the garage appears to be solid core, or fire-rated as required to maintain the fire separation barrier between the living areas of the home and garage. However, the door has been compromised by the addition of a pet door that negates its fire rating, and it will need to be replaced with a tight fitting, self-closing, self-latching fire door for fire safety.



## **Section 12.0 - General**

### **Environmental Comments**

#### **Pest Control Information**

##### *Important Information*

12.1 - Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, bees, birds, etc., and any/all wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore strongly advise that you have the property inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

#### **Mold Information**

##### *Important Information*

12.2 - Your home inspector is not an environmental specialist, and is not trained nor sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore strongly advise that you have the property inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

#### **Pre-1979 Construction**

##### *Important Information*

12.3 - Given the approximate age of the residence, asbestos, lead-based paint, and lead-based solder at the supply piping could be present. In fact, any residence, especially those built before 1979, should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern

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you should consult with an environmental hygienist, and particularly if you intend to remodel areas of the residence.

## Notice to Third Parties and Subsequent Buyers

Dear Reader,

You may have received this Home Inspection Report from the seller(s) of the property or from their real estate agent or other legal representative in order to help satisfy part of their transfer disclosure obligations as may be required under California law. Please be aware, however, that this Report has been prepared for the exclusive use of the Client(s) whose name(s) appears on the cover of this Report and is not intended to be used by other prospective buyers or their representatives to assist them in making a purchase decision or to be used in lieu of retaining the services of their own home inspector to provide them with their own inspection and Report.

If you are a prospective buyer of this property, or you represent a potential buyer, and you like the thoroughness of our inspection and this Report, we ask that you consider engaging Camelot Home Inspection Services to perform a follow-up inspection in order to determine the current condition of the property and a verbal discussion of our findings with you. After the follow-up inspection you will be issued a copy of the Inspection Report in your name and we will be accountable to you for its contents.

If you are a prospective buyer and you choose to ignore our notice and rely upon this Report to assist you in making a purchase decision, you are doing so without our knowledge and authorization, and with the full and complete understanding that our inspection was performed in conjunction with a signed written agreement and a Standards of Practice that limits its usefulness to the party who originally contracted us to perform the inspection. Our Inspection Reports are very often followed up with addendums or supplements that are issued to our clients after the first draft of the Inspection Report has been released and made available to the public. In addition, this Inspection Report is valid for the day of the inspection only, as conditions both inside and outside the home are subject to change, and any repairs that may have been made by the seller(s) or their representatives will not be included in this Report. For the reasons stated above, reliance upon this Inspection Report or any representations contained herein by a potential buyer or third party would place said buyers or party at significant risk, and would therefore be unreasonable and contrary to our expectations regarding this Report.

This Notice To Third Parties and Subsequent Buyers is not intended to create any legal duties between Inspector and Recipient, except as expressly set forth herein.

To contact us during normal business hours, please call Monday thru Saturday 8:00 a.m.- 5:00 p.m. or call at anytime, day or night, to leave a message, and your call will be returned during normal business hours.

Thank you for your understanding on this very important matter.

Sincerely,

Martin Hewitt, Owner  
Camelot Home Inspection Services  
Office phone: 805-528-7780 Office Fax: 805-528-7760 E-mail: [camelothis@charter.net](mailto:camelothis@charter.net)

## General Safety and Maintenance Recommendations

Thank you for choosing Camelot Home Inspection Services. We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also, because we are not specialists and because our inspection is essentially visual, some defects may have gone undetected. Therefore, you should not regard our inspection as conferring a guarantee or warranty. The report simply reflects the general condition of the home on the day of our inspection. As a homeowner, you should expect problems to occur. Roofs may leak, drain lines may become blocked, and components and systems may fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need with regards to these policies.

For your convenience, we have included the following safety and maintenance checklist for you to review. NOTE: This list is not by any means all-inclusive, and all conditions or recommendations may not be applicable to this property.

- Have an electrician make any electrical improvements or repairs as might be recommended in the inspection report. Label all of the circuits in the electrical panel(s). Test ground fault circuit interrupters (GFCI's) using the test buttons on a monthly basis.
- Eliminate any wood/soil contact around and under the home to prevent rot and insect damage. Make sure that the soil is adequately sloped/graded to drain water away from the structure(s), and that the sprinklers, if any, do not spray the exterior of the home.
- Cut back the trees and shrubs from the house walls, roof and air conditioning unit(s) as needed.
- Change the locks on all doors as soon as possible. Use keyless dead bolts on exterior doors for better security, to minimize insurance costs, and for unhindered egress in the event of fire or other emergency.
- Remove or correct trip hazards such as broken or uneven walks, patios and driveways. Loose or torn carpet or flooring should also be repaired promptly.
- Have and keep all deck and balcony floor coverings/finishes well sealed and waterproofed.
- Have all chimneys and fireplaces inspected and serviced by a professional chimney sweep prior to using them. A certified fireplace specialist using scoping cameras and other specialist equipment is best qualified to detect any unsafe or illegal fireplace conditions that may not be visible or readily accessible.
- Locate the shutoffs for the water supply, gas supply, and electrical systems. These strategic devices should be readily accessible in the event of an emergency condition. Check the water shutoff valve once a year to determine if it works and to make sure that it is not frozen in the "open" position. The shutoff valve for the gas meter can only be turned with a wrench. You should have a dedicated wrench located nearby in the event of a gas leak or other emergency.
- Consideration should be given to the installation of a seismic shut-off valve for the gas supply if one has not been provided. Have the gas company conduct a full review of all gas lines, fixtures and appliances prior to occupying the premises.
- Install smoke detectors as necessary (usually one on each level of the home, inside and outside any sleeping rooms). Smoke test the smoke detectors regularly to test the sensors.

- Install carbon monoxide detectors throughout the home per manufacturer's installation instructions to help guard against accidental poisoning or death from this deadly gas.
- Clean the roof rain gutters and downspouts in the spring and fall. Gutters tend to become congested with leaves/debris and may become clogged.
- Check for damaged roofing and flashing materials twice a year (especially before the rainy season). Have your roof professionally inspected every year to check for areas in need of maintenance or repair.
- Clear the tracks on horizontal sliding windows annually, and ensure the drain holes are clear.
- Service the furnace at the end of summer each year. Check furnace filters, humidifiers and electronic air cleaners monthly.
- Continuous, ongoing maintenance of grout/caulking will be needed at all the bathroom tubs, showers and sinks. All visible cracks, gaps or openings must be sealed immediately to prevent water entry and the possibility of subsequent water damage or mold growth. All damaged grout/caulking should be removed and replaced immediately.
- Mold, mildew, fungus and other microbial organisms may grow in areas or near areas that show evidence of or have the potential for leaking, condensation, excessive humidity, moisture intrusion and/or inadequate ventilation. These conditions, should they arise or become apparent after moving into the home, should be corrected immediately to help prevent the growth of mold, as some types of mold can be toxic and represent a potential health hazard to some people. As part of routine building maintenance, we recommend that the home be inspected regularly (suggested every 6 months) for the presence of these conditions by an appropriately qualified environmental specialist.
- At least twice a year, have an appropriate specialist check all attic and subarea crawlspaces for evidence of leaks and condensation and to make sure vents are not obstructed and are properly screened. This inspection should also reveal any pest control issues such as termite and/or rodent infestation.
- Verify that the water heater is properly anchored/braced the water heater as needed to resist seismic movement. To prevent scalding, make sure the water heater is adjusted so that the water temperature is under 130 Fahrenheit.
- Do not store any items that are combustible (liquids, gases, clothing, paper, etc.) near the water heater(s) or furnace(s).
- Have the automatic garage door opener safety reversing mechanisms checked monthly for proper operation. Install electronic safety sensors if not provided.

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