

Accurate Inspections Inc.

Property Inspection Report



1221 N. Harvest Walk Dr, La Puente CA, 91555
Inspection prepared for: John Felix & Jan Felix
Agent: Jane Smith - Smith Realty

Inspection Date: 8/1/2007 Time: 3:30 to 5:45
Weather: Sunny

Inspector: Mike Verlingo

Report Summary

Attic		
Page 3 Item: 5	Exhaust Vent	Several of the bathroom exhaust pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic.
Electrical		
Page 9 Item: 1	Electrical Panel	There was evidence of water within the panel., I recommend having a licensed electrician evaluate., 14 gauge wire runs to a 30 amp breaker, improper electrical installation, Undersized wires to a breaker.
Page 10 Item: 7	Main Gas Valve Condition	No seismic shut off present., I recommend having the Gas Company evaluate the valve.
Garage		
Page 16 Item: 13	Fire Door	The fire door from the garage to the kitchen did not self close and latch
Grounds		
Page 20 Item: 13	Sprinklers	Visible leaking of sprinkler valves.
Heating		
Page 21 Item: 1	Heater Condition	The unit does not have proper clearance. The walls to it's side are too close
Page 22 Item: 7	Filters	Filters were dirty. I recommend replacing the filters to ensure proper function of the heating system
Interior		
Page 25 Item: 14	Smoke Detectors	Two of the interior smoke detectors did not operate.
Kitchen		
Page 27 Item: 4	Dishwasher	Some water discharged out of the air gap during operation.
Page 27 Item: 5	Doors	The door did not have a latch to the exterior.
Page 28 Item: 17	Spray Wand	The spray was irregular, it should be replaced.
Waterheater		
Page 35 Item: 3	Water Heater Condition	Evidence of leaking was seen on the water heater base.
Page 36 Item: 7	Plumbing	The water heater shut off handle was missing. This should be repaired by a licensed plumber.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: The attic was accesible through the master bedroom closet.



Attic Access



Attic view

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: The home does not have a chimney.

3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations: The duct work appeared functional.
For a thorough inspection I recommend an evaluation by a Heating & A/C contractor.



Attic Duct Work



Attic Duct Work

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Most of the attic electrical was not accessible due to insulation.

5. Exhaust Vent

Good	Fair	Poor	N/A	None
		X		

Observations: The exhaust vent was functional.

Several of the bathroom exhaust pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic.

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: fiberglass batts
Materials: 6, inches

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: Most of the plumbing was not accessible due to insulation.

8. Structure

Good	Fair	Poor	N/A	None
X				

Observations: Truss type roofing present

9. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations: There is proper ventilation in the attic.

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: All the vent screens in the attic are present and in good condition.

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

Bathroom

1. Locations

Materials: Master#1, Hall#2

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: All cabinets in the home are fully functional.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations: The counters had some normal wear and tear.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: All doors in the home are fully functional.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: The GFCI tested and operated properly. The reset is located in the master bathroom.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations: The exhaust fan operated normally.

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet, tile

Observations: The carpets were worn and stained in several areas.

10. Heating

Good	Fair	Poor	N/A	None
			X	

Observations: Heating is controlled via central unit. Please see the Heating & Air Conditioning page.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations: Bathroom mirrors were fully functional. No chipping or fading was found.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations: The shower, including the drain and all its hardware is fully functional.

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations: The shower walls showed normal wear due to slight moisture.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations: The tub showed normal wear.

17. Enclosure

Good	Fair	Poor	N/A	None
			X	

Observations: The enclosure consisted of a curtain.

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: All bathroom sinks were fully functional.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations: The toilet had worn hardware.

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

21. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum

Observations: The hall window is missing.
All other windows are functional.

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Bedroom

1. Locations

Materials: Master, South#2, North#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations: The closets are fully functional.

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: The doors are fully functional.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Some of the outlets in the bedroom were not accessible. All other outlets were functional.

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet

Observations: The bedroom floors were stained and worn.

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: The smoke detector operated properly.

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

Observations: Some areas of the wall were not accessible due to personal items.

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum

Observations: All bedroom windows were functional.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Materials: Main Location: , east side
 Observations: Undersized wires to a breaker., There was evidence of water within the panel., I reccommend having a licensed electrician evaluate., 14 gauge wire runs to a 30 amp breaker, improper electrical installation, Undersized wires to a breaker.



Electrical Panel



Electrical Sub Panel

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations: 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations: 0

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: copper
 Observations: All breakers were functional.

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
			X	

Observations: Electrical cable feeds were located underground.

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: east side

Observations: Main gas into the house is natural gas., **No seismic shut off present., I recommend having the Gas Company evaluate the valve.**



Main Gas Valve

Exterior

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations: All exterior doors were functional.
No water damage was noticed.

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations: The facia had several small cracks., Boards appeared to be weathered.

3. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations: Exterior paint was peeling in several places.

4. Siding Condition

Good	Fair	Poor	N/A	None
				X

5. Stucco

Good	Fair	Poor	N/A	None
X				

Observations: Stains and small cracks were found.,

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations: All exterior windows functioned normally.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations: Part of the slab not visible due to floor coverings.
The slab is only made from concrete.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations: The foundation perimeter is partially visible.

3. Ventilation

Good	Fair	Poor	N/A	None
				X

4. Vent Screens

Good	Fair	Poor	N/A	None
				X

5. Access Panel

Good	Fair	Poor	N/A	None
				X

6. Post and Girders

Good	Fair	Poor	N/A	None
				X



Foundation view



Foundation view

7. Sub Flooring

Good	Fair	Poor	N/A	None
				X

8. Foundation Walls

Good	Fair	Poor	N/A	None
				X

9. Cripple Walls

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

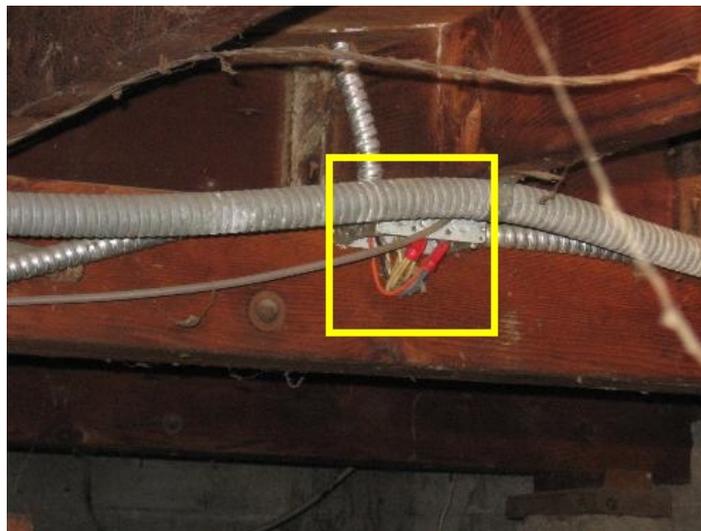
Observations: No anchor bolts were visible.
The foundation was not accessible.

11. Chimney Hearth

Good	Fair	Poor	N/A	None
				X

12. Foundation Electrical

Good	Fair	Poor	N/A	None
				X



Exposed electrical connections. Missing junction box cover.

13. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations: The foundation plumbing could not be accessed.



Foundation Plumbing

14. Ducting

Good	Fair	Poor	N/A	None
				X

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Counters

Good	Fair	Poor	N/A	None
				X

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: The GFCI in the garage operates normally.

5. 220 Volt

Good	Fair	Poor	N/A	None
			X	

Observations: A 220 volt socket could not be found.

6. Flooring Condition

Good	Fair	Poor	N/A	None
X				

7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: sectional door

Observations: Garage door functions normally.

8. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations: operated, eye beam system present

11. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: same as the main structure

12. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations: Garage exterior doors were functional

13. Fire Door

Good	Fair	Poor	N/A	None
		X		

Observations: The fire door from the garage to the kitchen did not self close and latch

14. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations: Garage rafters were not designed for heavy storage.

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

16. Walls

Good	Fair	Poor	N/A	None
X				

17. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: Anchor bolts were not accesible.

18. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: Vent screens were functional. No holes were seen.

19. Windows

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete, dirt, pavers
 Observations: There are quite a few oil stains on the driveway.
 There were small cracks in the driveway.
 The sidewalk was elevated in several places which is a trip hazard.

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: same as main structure, wood type material
 Observations: The patio was functional.
 Some weathering of the patio was seen.

3. Balcony

Good	Fair	Poor	N/A	None
				X

4. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations: Small cracks were seen on the porch.
 The sidewalk was elevated in several places which is a trip hazard.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				



Missing wire nuts

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: The GFCI was tested and operated normally. The reset switch for the GFCI is located in the garage.

9. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: block, wood
 Observations: Some weathering was noticed on the fence. There is contact between the earth and wood. This can cause termite problems. The fence could not be fully inspected due to plant growth.

10. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: wood
 Observations: The gate was fully functional. The hardware was a bit old and worn.

11. Grading

Good	Fair	Poor	N/A	None
X	X			

Observations: No drains were visible in the area. Signs of poor drainage were present. The grading was elevated in several places which is a trip hazard.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

13. Sprinklers

Good	Fair	Poor	N/A	None
	X			

Observations: The sprinklers are on a timer system.
The system was tested and worked.

Visible leaking of sprinkler valves.



Visible leaking

14. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations: 75, psi

15. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations: The pressure regular was present, but not tested.

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: garage

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Heating

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: , attic

Materials: gas, forced, split system

Observations: The water heater was functional. **The unit does not have proper clearance. The walls to it's side are too close**



Heater



Heating Heater Condition

2. Heater Base

Good	Fair	Poor	N/A	None
				X

3. Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: The water heater gas valves were functional

5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations: The thermostat operated normally

6. Venting

Good	Fair	Poor	N/A	None
X				

Observations: The vent could not be fully inspected due to personal items in way

7. Filters

Good	Fair	Poor	N/A	None
	X			

Observations: Filters were dirty. I recommend replacing the filters to ensure proper function of the heating system

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: The air supply was functional and in a good location

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations: The air registers were functional

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations: Refrigerant lines could not be fully inspected due to inaccessability. The lines were functional

11. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Materials: electric

Materials: patio area

Observations: A/C Compressor operated at 49 degrees



Heating AC Compress Condition

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Interior

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: All cabinets were functional.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations: The closets were functional.

6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations: The door bell operated normally.

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: All interior doors were functional.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Some of the outlets in the interior were not accessible.

9. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: prefabricated

Observations: The fireplace is gas only.

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet, tile

Observations: The interior carpeting and tile is stained and worn.

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: **Two of the interior smoke detectors did not operate.**

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

Observations: Some areas of the wall were not visible due to personal items.

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum, stationary

Observations: The interior windows are functional.

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: All kitchen cabinets were functional, and had no missing hardware.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations: There was normal wear on the tile counters.

4. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations: The dishwasher operated.
Some water discharged out of the air gap during operation.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: The door did not have a latch to the exterior.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Some of the kitchen outlets were not accessible due to appliances.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: The GFCI tested operational.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

9. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations: The disposal operated normally.

10. Microwave

Good	Fair	Poor	N/A	None
				X

11. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations: The gas cooktop operated normally.
All burners worked.

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations: The gas oven was operational.

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: The sinks were functional.
The fixtures and the surface of the sink were worn.
Rust was found on the sink fixtures.
There were several chips in the sink itself.

16. Drinking Fountain

Good	Fair	Poor	N/A	None
X				

Observations: The fresh water dispenser operated normally.

17. Spray Wand

Good	Fair	Poor	N/A	None
	X			

Observations: The spray wand operated.
The spray was irregular, it should be replaced.

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

23. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: self filtering with vent to the exterior
 Observations: The vent operated normally.

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

25. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum
 Observations: The windows were functional and in good condition.

Laundry

1. Locations

Materials: In the garage area

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
			X	

Materials: drywall

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: The dryer vent was functional.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Doors

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
			X	

Materials: concrete

11. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: The dryer gas valves were functional.
No leaks were detected.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: The plumbing was not tested.

13. Wall Condition

Good	Fair	Poor	N/A	None
			X	

Materials: drywall

14. Wash Basin

Good	Fair	Poor	N/A	None
				X

15. Window Condition

Good	Fair	Poor	N/A	None
				X

16. Security Bars

Good	Fair	Poor	N/A	None
				X

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None

2. Deck Condition

Good	Fair	Poor	N/A	None

3. Electrical

Good	Fair	Poor	N/A	None

4. GFCI

Good	Fair	Poor	N/A	None

5. Gate & Fence Condition

Good	Fair	Poor	N/A	None

6. Filter

Good	Fair	Poor	N/A	None

7. Skimmer and Basket

Good	Fair	Poor	N/A	None

8. Pool Heater Condition

Good	Fair	Poor	N/A	None

9. Lights

Good	Fair	Poor	N/A	None

10. Pressure Gauge

Good	Fair	Poor	N/A	None

11. Pumps

Good	Fair	Poor	N/A	None

12. Jets

Good	Fair	Poor	N/A	None

13. Structure Condition

Good	Fair	Poor	N/A	None

14. Tile

Good	Fair	Poor	N/A	None

15. Timer

Good	Fair	Poor	N/A	None

16. Water Condition

Good	Fair	Poor	N/A	None

17. Water Fill Unit

Good	Fair	Poor	N/A	None

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

Observations: The roof was not accessible due to type of roofing materials.
The roof was inspected from ground only

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: The chimney was accessible due to type of roofing material
The chimney was inspected from the ground only.

3. Flashing

Good	Fair	Poor	N/A	None
			X	

Observations: The flashing was not accessible.

4. Gutter

Good	Fair	Poor	N/A	None
				X

Observations: There were no rain gutters attached to the roof.
Rain gutters are recommended to prevent damage to the structure.

5. Sky Lights

Good	Fair	Poor	N/A	None
			X	

6. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

Observations: The spark arrestor was present. Could not access due to height

7. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations: The vent caps were functional.

Waterheater

1. Base

Good	Fair	Poor	N/A	None
	X			

Observations: Water heater base has moisture present.

2. Combusion

Good	Fair	Poor	N/A	None
X				

Observations: Combustion operated normally.

3. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: gas

Materials: garage

Observations: Water heater operated normally., Evidence of leaking was seen on the water heater base.



Water Heater

4. Heater Enclosure

Good	Fair	Poor	N/A	None
				X

5. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations: The gas valve operated normally.

6. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

7. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: copper

Observations: Insulation was present around the plumbing.. **The water heater shut off handle was missing. This should be repaired by a licensed plumber.**

8. Strapping

Good	Fair	Poor	N/A	None
X				

9. TPRV

Good	Fair	Poor	N/A	None
X				

Observations: TPRV functioned normally.

10. Venting

Good	Fair	Poor	N/A	None
X				

Observations: The vent could not be fully inspected



Improper installation of vent pipe. Exhaust vent from water heating in the basement area.

11. Number of Gallons

Materials: 40 gallons

Photos



Exterior Electrical Panel

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
Yes	No	N/A	Don't Know	
X				2. Is the house anchored or bolted to the foundation?
Yes	No	N/A	Don't Know	
		X		3. If the house has cripple walls: a. Are the exterior cripple walls braced?
Yes	No	N/A	Don't Know	
		X		b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
Yes	No	N/A	Don't Know	
		X		4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
Yes	No	N/A	Don't Know	
		X		5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
Yes	No	N/A	Don't Know	
		X		b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
Yes	No	N/A	Don't Know	
		X		6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
Yes	No	N/A	Don't Know	
		X		7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
Yes	No		Don't Know	
X				8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
Yes	No		Don't Know	
X				9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date