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First Choice Inspections

# Property Inspection Report



17763 ABC Court  
San Diego, CA 92131

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Maintenance	Item is not fully functional and requires repair or servicing.
HS	Health & Safety	Item needs immediate repair or replacement. It is a health and/or safety concern to the occupants.

## General Information

### Property Information

Property Address 17763 ABC Court  
City San Diego State CA Zip 92131

### Client Information

Client Name John & Susan Smith

### Inspection Company

Inspector Name Steve Stenros  
Company Name First Choice Inspections  
Phone 888-335-3040  
E-Mail steve@firstchoiceinspect.com

### Conditions

Others Present Buyer, Buyer's agent, Listing agent Property Occupied? Yes  
Inspection Date 8/15/2007  
Start Time 2:30 pm End Time 5:30 pm  
Electric On ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 80  
Weather Partly sunny Soil Conditions Dry  
Building Type Single family home- Two story Garage Built in

## Lots and Grounds

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

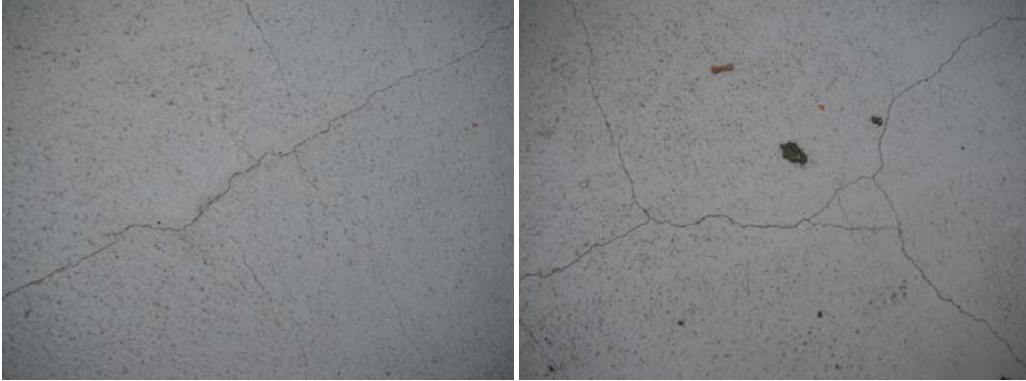
A NI M HS

- ☒ ☐ ☐ ☐ Walks: Concrete
- ☒ ☐ ☐ ☐ Patio: Concrete
- ☐ ☐ ☒ ☐ Balcony: Polymer coated The waterproof membrane at the balcony decking is cracked open- Prone to water penetration, Evaluation and repairs by a qualified licensed deck/balcony specialist are recommended



## Lots and Grounds (Continued)

Balcony: (continued)



4. ☒ ☐ ☐ ☐ Porch: Concrete

5. ☐ ☐ ☒ ☐ Vegetation: The tree limbs hang over the rear corner of the roof- Pruning by a qualified licensed arborist is recommended to prevent damage to the roofing material, and to prevent insect and rodent access into the house



6. ☒ ☐ ☐ ☐ Grading: Level

7. ☒ ☐ ☐ ☐ Swale: Adequate slope and depth for drainage

8. ☒ ☐ ☐ ☐ Surface Drains: Visually inspected- not tested

9. ☒ ☐ ☐ ☐ Driveway: Concrete

10. ☐ ☐ ☒ ☐ Fences: Wood, Metal There is dry rot and wood-destroying pest damage in the components of the wood fence at the left side of the lot, Repairs by a qualified licensed contractor are recommended





## Lots and Grounds (Continued)

Fences: (continued)



11. ☐ ☒ ☐ ☐ Lawn Sprinklers: Note: The landscaping irrigation system was not tested or evaluated- Beyond the scope of this inspection- A qualified licensed landscaping contractor should be consulted if an evaluation of the irrigation system is desired

## Exterior Surface and Components

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

Exterior Surface

1. ☐ ☐ ☒ ☐ Type: Stucco, Wood shingles There is moisture damage and dry rot in the wood shingles behind the gutter downspout by the front entry- Refer to the termite report, Repairs by a qualified licensed contractor are recommended



2. ☐ ☐ ☒ ☐ Trim: Wood There is dry rot in the window trim at the front entry, Refer to the termite report, Repairs by a qualified licensed contractor are recommended



## Exterior Surface and Components (Continued)

Trim: (continued)



- 3. ☒ ☐ ☐ ☐ Fascia: Wood Refer to the termite report
- 4. ☒ ☐ ☐ ☐ Soffits: Wood Refer to the termite report
- 5. ☒ ☐ ☐ ☐ Door Bell:
- 6. ☐ ☐ ☒ ☐ Entry Door: Wood The weather seal at the bottom of the front entry door is torn- Water intrusion may occur, Repairs by a qualified licensed contractor are recommended



- 7. ☒ ☐ ☐ ☐ Patio Door: Metal slider with dual-pane glass
- 8. ☒ ☐ ☐ ☐ Balcony Door: Dual pane metal slider
- 9. ☒ ☐ ☐ ☐ Windows: Metal with dual-pane glass Note: The mechanized window awnings were not tested- Beyond the scope of this inspection
- 10. ☒ ☐ ☐ ☐ Window/Door Screens:
- 11. ☒ ☐ ☐ ☐ Exterior Lighting: Note: The landscape lighting was not tested or inspected- Beyond the scope of this inspection

## Exterior Surface and Components (Continued)

12. ☐☐☐☒ Exterior Electric Outlets: An "in-use" cover is not installed on the exterior electrical outlets used by the timer boxes- Prone to water intrusion- Fire/Shock hazard, Repairs by a qualified licensed electrician are recommended



13. ☒☐☐☐ Hose Bibs: Note: Back-flow prevention devices are not installed on some of the exterior hose bibs- While these devices may have not been required when the home was built, installation by a qualified licensed contractor is recommended to prevent the possibility of a cross-connection with the public water supply
14. ☒☐☐☐ Gas Meter: Accessible Note: The gas meter is located at the side of the garage  
Note: Installation of an emergency shut-off wrench is recommended - None present

## Roof

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

Roof Surface

1. Method of Inspection: On the roof
2. ☐☐☒☐ Material: Concrete tile There are several broken and/or loose tiles on the roof at various locations- Water intrusion and roof leakage may occur, A qualified licensed roofing contractor is recommended to evaluate the roof and make all necessary repairs





## Roof (Continued)

Material: (continued)



3. Type: Hip roof

4. ☐ ☐ ☒ ☐ Flashing: Lack of metal flashing was noted at the roof penetrations (mortar used- prone to crack and leak)- Substandard installation- Prone to water penetration, Upgrades to metal flashing by a qualified licensed roofing contractor are recommended

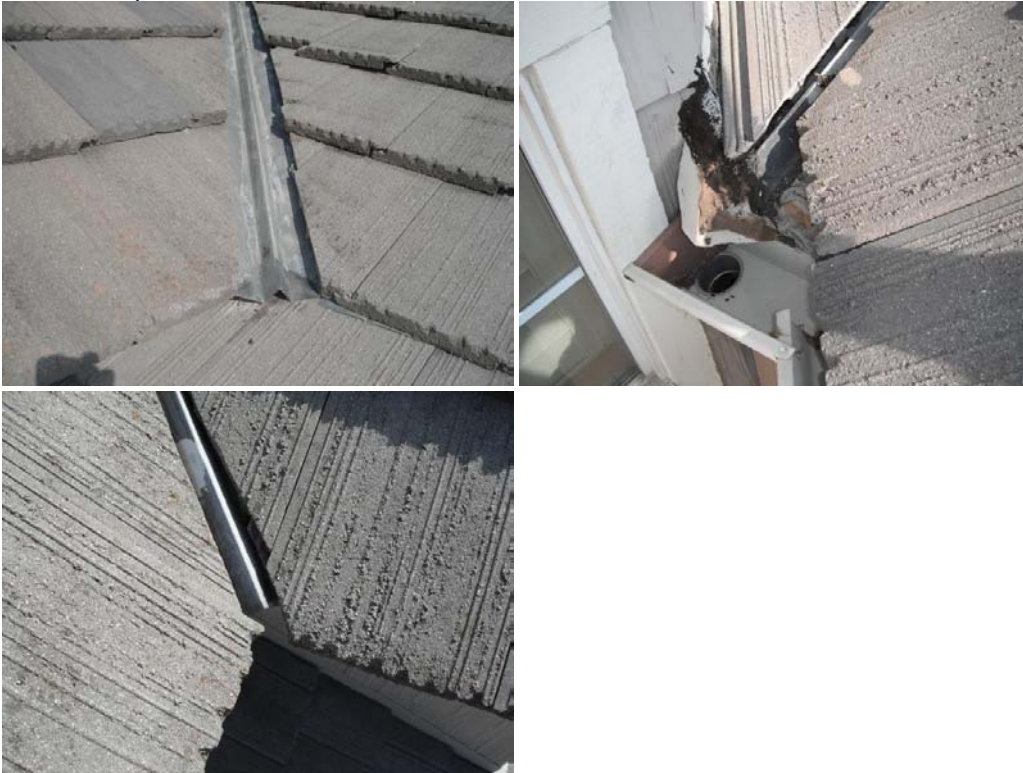


5. ☐ ☐ ☒ ☐ Valleys: Pre-formed galvanized metal The valley flashing terminates under the roof tiles in several places- Substandard installation- Water intrusion may occur, There is evidence of possible water intrusion at one or both of the valleys over the front entry- See "Exterior Surface and Components- Type", Evaluation and repairs by a qualified licensed roofing contractor are recommended



## Roof (Continued)

Valleys: (continued)



### Family Room Chimney

- 6. ☒ ☐ ☐ ☐ Chimney: Stucco and frame covered three-wall pipe
- 7. ☒ ☐ ☐ ☐ Flue/Flue Cap: Metal w/spark arrestor
- 8. ☒ ☐ ☐ ☐ Chimney Flashing: Galvanized metal

### Master Bedroom Chimney

- 9. ☒ ☐ ☐ ☐ Chimney: Stucco and frame covered three-wall pipe
- 10. ☒ ☐ ☐ ☐ Flue/Flue Cap: Metal w/spark arrestor
- 11. ☒ ☐ ☐ ☐ Chimney Flashing: Galvanized metal
- 12. ☒ ☐ ☐ ☐ Plumbing Vents: ABS
- 13. ☒ ☐ ☐ ☐ Rain Gutters: Metal
- 14. ☒ ☐ ☐ ☐ Downspouts: Metal
- 15. ☒ ☐ ☐ ☐ Leader/Extensions: Metal

## Garage/Carport

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A NI MHS

### Garage

1. Type of Structure: Attached Car Spaces: 2
2. ☒ ☐ ☐ ☐ Garage Doors: Metal- sectional roll-up- Insulated
3. ☒ ☐ ☐ ☐ Door Operation: Mechanized
4. ☒ ☐ ☐ ☐ Door Opener: Lift Master
5. ☐ ☐ ☐ ☒ Fire Door: The weather-stripping at the jamb of the garage fire door (leading into the house) is damaged from a pet, causing a breach in the fire-protective barrier between the garage and the house- Fire hazard, Repairs by a qualified licensed contractor are recommended



6. ☒ ☐ ☐ ☐ Side Door:
7. ☒ ☐ ☐ ☐ Walls: Drywall
8. ☒ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ Floor/Foundation: Concrete slab
10. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets, Lighting
11. ☒ ☐ ☐ ☐ Windows: Metal with dual-pane glass

## Plumbing

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A NI MHS

1. ☐ ☒ ☐ ☐ Water Service Line: Underground
2. ☐ ☒ ☐ ☐ Main Water Shutoff: Garage Note: Shut-off valves were not tested- Beyond the scope of this inspection
3. ☒ ☐ ☐ ☐ Water Pressure: 60 PSI
4. ☒ ☐ ☐ ☐ Water Lines: Copper
5. ☒ ☐ ☐ ☐ Drain Pipes: ABS
6. ☒ ☐ ☐ ☐ Service Caps: Accessible
7. ☒ ☐ ☐ ☐ Vent Pipes: ABS
8. ☒ ☐ ☐ ☐ Gas Service Lines: Steel

## Plumbing (Continued)

### Water Heater

9. ☒ ☐ ☐ ☐ Water Heater: Functional
10. Manufacturer: General Electric
11. Type: Natural gas Capacity: 50 Gallon
12. ☒ ☐ ☐ ☐ Seismic Strapping: Installed
13. ☒ ☐ ☐ ☐ Flue Pipe: B-vent
14. ☒ ☐ ☐ ☐ TPR Valve/Discharge Line: Copper

## Electrical

Note: The electrical service panel is located at the exterior garage wall

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

### A NI MHS

1. Service Size Amps: 200 Volts: 120/240 VAC
2. ☐ ☒ ☐ ☐ Service: Underground
3. ☒ ☐ ☐ ☐ 110 VAC Branch Circuits: Copper
4. ☐ ☐ ☐ ☒ 220 VAC Branch Circuits: The white wire connected to the 40-amp "Range" breaker in the electrical panel is not properly identified or marked as a hot wire- Substandard installation- Safety hazard- Does not meet electrical safety standards, Repairs by a qualified licensed electrician are recommended



5. ☒ ☐ ☐ ☐ Conductor Type: Non-metallic sheathed cable
6. ☒ ☐ ☐ ☐ GFCI: Exterior, garage, kitchen, bathrooms
7. ☒ ☐ ☐ ☐ Ground: Ufer, Plumbing, Gas line
8. ☒ ☐ ☐ ☐ Smoke Detectors: 1st floor hallway, 2nd floor hallway, All bedrooms Responded to the test button, It is recommended that the "Smoke Detector Statement of Compliance" be signed by the Seller before close of escrow (states that the home has operable smoke alarms installed in accordance with the State Fire Marshall's regulations and in accordance with applicable local ordinances)

### Electric Panel

9. ☐ ☐ ☐ ☒ Manufacturer: Challenger A strain relief clamp is not installed where one of the electrical circuits enters the top of the electrical panel box- This installation does not meet electrical safety standards- Fire hazard, Repairs by a qualified licensed electrician are recommended



10. Max Capacity: 200 Amp
11. ☒ ☐ ☐ ☐ Main Breaker Size: 200 Amp



## Electrical (Continued)

12. ☒ ☐ ☐ ☐ Breakers: Identified  
 13. Is the panel bonded? ☒ Yes ☐ No

## Laundry Room/Area

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A NI MHS

### Laundry Room/Area

1. ☒ ☐ ☐ ☐ Ceiling: Drywall  
 2. ☒ ☐ ☐ ☐ Walls: Drywall  
 3. ☒ ☐ ☐ ☐ Floor: Tile  
 4. ☒ ☐ ☐ ☐ Doors: Hollow core  
 5. ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets, Lighting  
 6. ☒ ☐ ☐ ☐ Cabinets:  
 7. ☒ ☐ ☐ ☐ Washer Hose Bib:  
 8. ☒ ☐ ☐ ☐ Dryer Electrical: 220-240 VAC  
 9. ☒ ☐ ☐ ☐ Dryer Vent: Metal duct  
 10. ☒ ☐ ☐ ☐ Washer Drain: Standpipe  
 11. ☒ ☐ ☐ ☐ Ventilation: Exhaust fan

## Attic

Note: The attic access is located in the master bedroom closet

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

### Attic

1. Method of Inspection: In the attic  
 2. ☒ ☐ ☐ ☐ Access:  
 3. ☒ ☐ ☐ ☐ Roof Framing: Wood truss  
 4. ☒ ☐ ☐ ☐ Sheathing: Plywood  
 5. ☐ ☐ ☒ ☐ Ventilation: Gable and eave vents Three of the four roof vents are flashed improperly (first three photos are incorrect)- Substandard installation- Prone to water intrusion, Repairs by a qualified licensed roofing contractor are recommended



## Attic (Continued)

Ventilation: (continued)



- 6. ☒ ☐ ☐ ☐ Insulation: Fiberglass batt
- 7. ☒ ☐ ☐ ☐ Insulation Depth: Approx. 6"
- 8. ☐ ☐ ☒ ☐ Moisture Penetration: Yes    Water stains are visible in the attic under the front roof valley from a past or present leak- Evaluation by a qualified licensed roofing contractor is recommended, See "Living Space-Walls"



## Structure

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A NI MHS

- 1. ☒ ☐ ☐ ☐ Structure Type: Wood frame
- 2. ☒ ☐ ☐ ☐ Foundation: Concrete slab    Not fully visible
- 3. ☒ ☐ ☐ ☐ Bearing Walls: Wood frame
- 4. ☒ ☐ ☐ ☐ Floor Joists:
- 5. ☒ ☐ ☐ ☐ Floor/Slab: Not fully visible due to floor coverings
- 6. ☒ ☐ ☐ ☐ Stairs/Handrails:

## Fireplace

Note: This inspection of the fireplaces and chimneys is limited to the readily visible portions- The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage- A National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified professional, prior to removal of purchase contingencies, is recommended- Specialized tools, testing procedures, mirrors, and video cameras can be used by a qualified fireplace professional to thoroughly evaluate the fireplace systems

### Family Room Fireplace

1. ☒ ☐ ☐ ☐ Fireplace Construction: Factory built
2. Type: Gas log
3. ☒ ☐ ☐ ☐ Smoke Chamber: Metal
4. ☒ ☐ ☐ ☐ Flue: Metal Not fully visible
5. ☒ ☐ ☐ ☐ Damper: Metal w/damper clamp
6. ☒ ☐ ☐ ☐ Hearth Extension: Tile

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A NI MHS

### Master Bedroom Fireplace

7. ☒ ☐ ☐ ☐ Fireplace Construction: Factory built
8. Type: Gas log
9. ☒ ☐ ☐ ☐ Smoke Chamber: Metal
10. ☒ ☐ ☐ ☐ Flue: Metal Not fully visible
11. ☐ ☐ ☒ ☐ Damper: A damper clamp is not installed on the fireplace damper- Safety hazard- The damper is required to be permanently blocked open in fireplaces containing a gas fixture- Installation by a qualified licensed contractor is recommended



12. ☒ ☐ ☐ ☐ Hearth Extension: Tile

## Air Conditioning

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

### AC System

1. ☒ ☐ ☐ ☐ A/C System: Functional
2. ☐ ☐ ☒ ☐ Condensate Removal: PVC The A/C condensate drain line is reduced in size at the laundry hose bib box- Does not meet industry standards- Clogging and leakage may occur causing water damage, Repairs by a qualified licensed HVAC contractor are recommended



3. ☒ ☐ ☐ ☐ Condensing Unit: Payne



## Air Conditioning (Continued)

4. Fuel Type: 220-240 VAC Temperature Differential: 20
5. Type: Central A/C Capacity: 5 Ton
6. ☒ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
7. ☒ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
8. ☒ ☐ ☐ ☐ Electrical Disconnect: Fused
9. ☐ ☐ ☒ ☐ Exposed Ductwork: There is an air leak at the top of the evaporator coil (on top of the furnace)-  
Conditioned air is being lost- Reduced efficiency of the system may occur, Repairs by a qualified licensed HVAC contractor are recommended



10. ☒ ☐ ☐ ☐ Blower Fan/Filters: Return air disposable filter
11. ☒ ☐ ☐ ☐ Thermostats: Programmable

## Heating System

Note: The furnace is located in the 2nd floor hallway service closet

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

### Heating System

1. ☒ ☐ ☐ ☐ Heating System: Functional
2. Manufacturer: Rheem
3. Type: Forced air unit Capacity: 100,000 BTU
4. Fuel Type: Natural gas
5. ☐ ☒ ☐ ☐ Heat Exchanger: 4 Burner
6. ☐ ☐ ☒ ☐ Blower Fan/Filters: The hold-down for the furnace air filter is missing-  
Dirt and dust can bypass the filter resulting in reduced efficiency and shortened life-span of the unit, Repairs by a qualified licensed HVAC contractor are recommended



7. ☒ ☐ ☐ ☐ Distribution: Insulated flex
8. ☒ ☐ ☐ ☐ Flue Pipe: B-vent
9. ☒ ☐ ☐ ☐ Controls:
10. ☒ ☐ ☐ ☐ Thermostats: Programmable

## Bathrooms

### 1st Floor Bathroom

1. ☒ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ Walls: Drywall
3. ☒ ☐ ☐ ☐ Floor: Hardwood
4. ☒ ☐ ☐ ☐ Doors: Hollow core
5. ☒ ☐ ☐ ☐ Windows: Metal with dual-pane glass
6. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets, Lighting
7. ☒ ☐ ☐ ☐ Counter Top: Tile
8. ☒ ☐ ☐ ☐ Cabinets: Wood
9. ☒ ☐ ☐ ☐ Sinks: Porcelain single-bowl
10. ☒ ☐ ☐ ☐ Plumbing/Fixtures:
11. ☐ ☐ ☒ ☐ Shower: Tile There is a crack running through the shower pan- Water penetration may occur- Evaluation by a qualified shower pan specialist is recommended, The drain cover is loose- Prone to clogging- Repairs by a qualified licensed plumber are recommended



12. ☒ ☐ ☐ ☐ Toilet:
13. ☒ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
14. ☒ ☐ ☐ ☐ Ventilation: Window

### 2nd Floor Guest Bathroom

15. ☒ ☐ ☐ ☐ Ceiling: Drywall
16. ☒ ☐ ☐ ☐ Walls: Drywall
17. ☒ ☐ ☐ ☐ Floor: Tile
18. ☒ ☐ ☐ ☐ Doors: Hollow core
19. ☒ ☐ ☐ ☐ Windows: Metal with dual-pane glass
20. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets, Lighting
21. ☒ ☐ ☐ ☐ Counter Top: Tile
22. ☒ ☐ ☐ ☐ Cabinets: Wood
23. ☒ ☐ ☐ ☐ Sinks: Porcelain single-bowl
24. ☒ ☐ ☐ ☐ Plumbing/Fixtures:
25. ☒ ☐ ☐ ☐ Tub: Enamelized steel tub and tile surround
26. ☒ ☐ ☐ ☐ Toilet:
27. ☒ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
28. ☒ ☐ ☐ ☐ Ventilation: Window

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### ANI MHS

### Master Bathroom

29. ☒ ☐ ☐ ☐ Ceiling: Drywall
30. ☒ ☐ ☐ ☐ Walls: Drywall
31. ☒ ☐ ☐ ☐ Floor: Tile
32. ☒ ☐ ☐ ☐ Doors: Hollow core
33. ☒ ☐ ☐ ☐ Windows: Metal with dual-pane glass
34. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets, Lighting
35. ☒ ☐ ☐ ☐ Counter Top: Tile
36. ☒ ☐ ☐ ☐ Cabinets: Wood
37. ☒ ☐ ☐ ☐ Sinks: Porcelain single-bowl
38. ☒ ☐ ☐ ☐ Plumbing/Fixtures:
39. ☒ ☐ ☐ ☐ Tub: Enamelized steel tub and tile surround

## Bathrooms (Continued)

40. ☒ ☐ ☐ ☐ Shower: Tile  
 41. ☒ ☐ ☐ ☐ Toilet:  
 42. ☒ ☐ ☐ ☐ HVAC Source: Air exchange ventilation  
 43. ☒ ☐ ☐ ☐ Ventilation: Window

## Bedrooms

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

### Bedroom

1. ☒ ☐ ☐ ☐ Closets:  
 2. ☒ ☐ ☐ ☐ Ceilings: Drywall  
 3. ☒ ☐ ☐ ☐ Walls: Drywall  
 4. ☒ ☐ ☐ ☐ Floors:  
 5. ☒ ☐ ☐ ☐ Doors: Hollow core  
 6. ☒ ☐ ☐ ☐ Windows: Metal with dual-pane glass  
 7. ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets, Lighting, Ceiling fan  
 8. ☒ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

## Living Space

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A NI MHS

### Living Space

1. ☒ ☐ ☐ ☐ Closets:  
 2. ☒ ☐ ☐ ☐ Ceilings: Drywall  
 3. ☐ ☐ ☒ ☐ Walls: Water staining is visible on the living room wall below the ceiling beam from a past or present roof leak- Evaluation by a qualified licensed roofing contractor is recommended, See "Attic- Moisture Penetration"



4. ☒ ☐ ☐ ☐ Floors:  
 5. ☒ ☐ ☐ ☐ Doors: Hollow core  
 6. ☒ ☐ ☐ ☐ Windows: Metal with dual-pane glass  
 7. ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets, Lighting  
 8. ☒ ☐ ☐ ☐ HVAC Source: Air exchange ventilation



## Kitchen

A = Acceptable, NI = Not Inspected, M = Maintenance, HS = Health & Safety

A NI MHS

### Kitchen

1. ☒ ☐ ☐ ☐ Cooking Appliances: Maytag, General Electric
2. ☒ ☐ ☐ ☐ Ventilator: General Electric
3. ☒ ☐ ☐ ☐ Disposal: In-Sinkerator
4. ☒ ☐ ☐ ☐ Dishwasher: General Electric
5. Air Gap Present? ☒ Yes ☐ No
6. ☒ ☐ ☐ ☐ Microwave: General Electric
7. ☒ ☐ ☐ ☐ Sink: Enamelized steel dual-bowl
8. ☒ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets, Lighting
9. ☒ ☐ ☐ ☐ Plumbing/Fixtures:
10. ☒ ☐ ☐ ☐ Counter Top: Granite
11. ☒ ☐ ☐ ☐ Cabinets: Wood
12. ☒ ☐ ☐ ☐ Pantry:
13. ☒ ☐ ☐ ☐ Ceiling: Drywall
14. ☒ ☐ ☐ ☐ Walls: Drywall
15. ☒ ☐ ☐ ☐ Floor: Hardwood
16. ☒ ☐ ☐ ☐ Doors: Hollow core
17. ☐ ☐ ☒ ☐ Windows: The exterior wood at the bottom of the kitchen garden window is moisture-damaged- Refer to the termite report, Repairs by a qualified licensed window contractor are recommended



18. ☒ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

## Maintenance Summary

### Lots and Grounds

1. Balcony: Polymer coated    The waterproof membrane at the balcony decking is cracked open- Prone to water penetration, Evaluation and repairs by a qualified licensed deck/balcony specialist are recommended



2. Vegetation: The tree limbs hang over the rear corner of the roof- Pruning by a qualified licensed arborist is recommended to prevent damage to the roofing material, and to prevent insect and rodent access into the house



3. Fences: Wood, Metal    There is dry rot and wood-destroying pest damage in the components of the wood fence at the left side of the lot, Repairs by a qualified licensed contractor are recommended

## Lots and Grounds (Continued)

Fences: (continued)



## Exterior Surface and Components

4. Exterior Surface Type: Stucco, Wood shingles There is moisture damage and dry rot in the wood shingles behind the gutter downspout by the front entry- Refer to the termite report, Repairs by a qualified licensed contractor are recommended



5. Trim: Wood There is dry rot in the window trim at the front entry, Refer to the termite report, Repairs by a qualified licensed contractor are recommended





## Exterior Surface and Components (Continued)

Trim: (continued)



6. Entry Door: Wood The weather seal at the bottom of the front entry door is torn- Water intrusion may occur, Repairs by a qualified licensed contractor are recommended



## Roof

7. Roof Surface Material: Concrete tile There are several broken and/or loose tiles on the roof at various locations- Water intrusion and roof leakage may occur, A qualified licensed roofing contractor is recommended to evaluate the roof and make all necessary repairs



## Roof (Continued)

Material: (continued)



8. Flashing: Lack of metal flashing was noted at the roof penetrations (mortar used- prone to crack and leak)- Substandard installation- Prone to water penetration, Upgrades to metal flashing by a qualified licensed roofing contractor are recommended

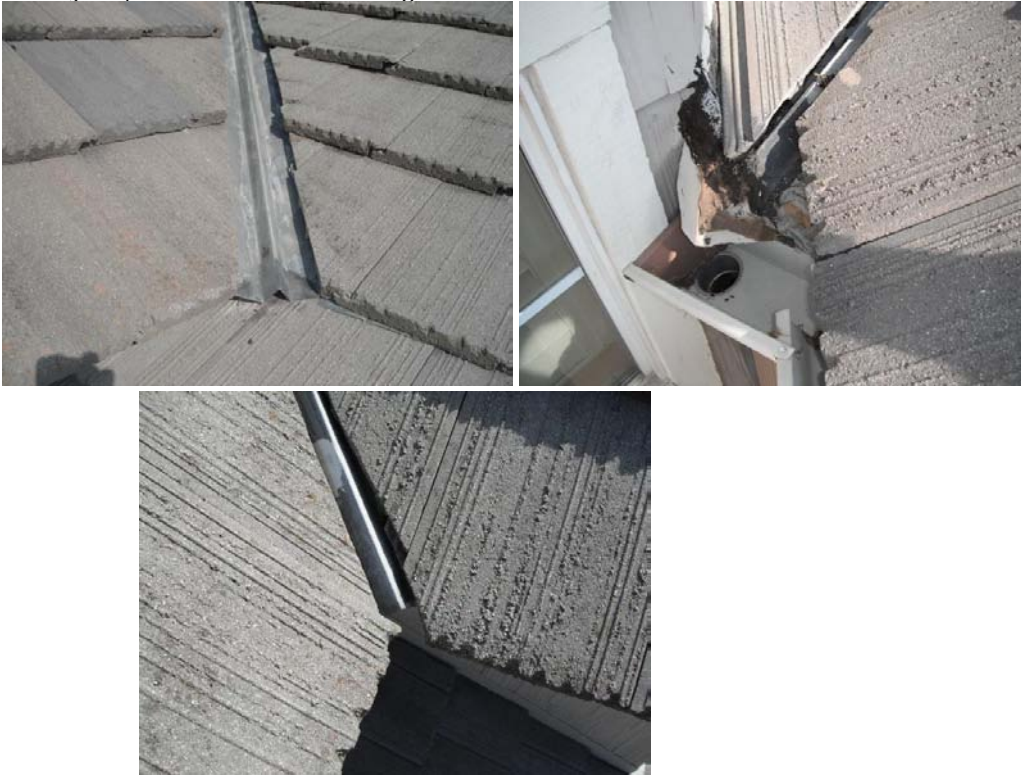


9. Valleys: Pre-formed galvanized metal The valley flashing terminates under the roof tiles in several places- Substandard installation- Water intrusion may occur, There is evidence of possible water intrusion at one or both of the valleys over the front entry- See "Exterior Surface and Components- Type", Evaluation and repairs



## Maintenance Summary (Continued)

Valleys: (continued)  
by a qualified licensed roofing contractor are recommended



## Attic

10. Attic Ventilation: Gable and eave vents Three of the four roof vents are flashed improperly (first three photos are incorrect)- Substandard installation- Prone to water intrusion, Repairs by a qualified licensed roofing contractor are recommended



## Maintenance Summary (Continued)

11. Attic Moisture Penetration: Yes Water stains are visible in the attic under the front roof valley from a past or present leak- Evaluation by a qualified licensed roofing contractor is recommended, See "Living Space- Walls"



## Air Conditioning

12. AC System Condensate Removal: PVC The A/C condensate drain line is reduced in size at the laundry hose bib box- Does not meet industry standards- Clogging and leakage may occur causing water damage, Repairs by a qualified licensed HVAC contractor are recommended



13. Exposed Ductwork: There is an air leak at the top of the evaporator coil (on top of the furnace)- Conditioned air is being lost- Reduced efficiency of the system may occur, Repairs by a qualified licensed HVAC contractor are recommended



## Heating System

14. Heating System Blower Fan/Filters: The hold-down for the furnace air filter is missing- Dirt and dust can bypass the filter resulting in reduced efficiency and shortened life-span of the unit, Repairs by a qualified licensed HVAC contractor are recommended





## Maintenance Summary (Continued)

### Bathrooms

15. 1st Floor Bathroom Shower: Tile There is a crack running through the shower pan- Water penetration may occur- Evaluation by a qualified shower pan specialist is recommended, The drain cover is loose- Prone to clogging- Repairs by a qualified licensed plumber are recommended



### Living Space

16. Living Space Walls: Water staining is visible on the living room wall below the ceiling beam from a past or present roof leak- Evaluation by a qualified licensed roofing contractor is recommended, See "Attic-Moisture Penetration"



### Kitchen

17. Kitchen Windows: The exterior wood at the bottom of the kitchen garden window is moisture-damaged- Refer to the termite report, Repairs by a qualified licensed window contractor are recommended



## Health & Safety Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

1. Exterior Electric Outlets: An "in-use" cover is not installed on the exterior electrical outlets used by the timer boxes- Prone to water intrusion- Fire/Shock hazard, Repairs by a qualified licensed electrician are recommended



### Garage/Carport

2. Garage Fire Door: The weather-stripping at the jamb of the garage fire door (leading into the house) is damaged from a pet, causing a breach in the fire-protective barrier between the garage and the house- Fire hazard, Repairs by a qualified licensed contractor are recommended



### Electrical

3. 220 VAC Branch Circuits: The white wire connected to the 40-amp "Range" breaker in the electrical panel is not properly identified or marked as a hot wire- Substandard installation- Safety hazard- Does not meet electrical safety standards, Repairs by a qualified licensed electrician are recommended

## Electrical (Continued)

220 VAC Branch Circuits: (continued)



4. Electric Panel Manufacturer: Challenger A strain relief clamp is not installed where one of the electrical circuits enters the top of the electrical panel box- This installation does not meet electrical safety standards- Fire hazard, Repairs by a qualified licensed electrician are recommended



## Fireplace

5. Master Bedroom Fireplace Damper: A damper clamp is not installed on the fireplace damper- Safety hazard- The damper is required to be permanently blocked open in fireplaces containing a gas fixture- Installation by a qualified licensed contractor is recommended

