



"About the House"

Ph#: (951) 243-4022 – (760) 902 6596

Inspection #: 230114802
Inspector: Joe Lockhart
Date: 1/27/2023
Dwelling Address: -----
Client Name: -----

We attempt to give the client a comprehensive, clear cut, unbiased view of the structure on the day of the inspection. The purpose of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client, and some items which may be of concern to the client may be considered minor to us; therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We do not perform verification of repairs (unless contracted under a separate agreement); therefore, we advise client to obtain all paperwork from these professionals concerning the work performed. These professionals will provide you with written statements concerning their work. We further recommend obtaining all paperwork on repairs for future reference.



AmeriSpec Home Inspection Service

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DEFINITION OF TERMS

Serviceable. Items determined to be in normal operating condition using normal operating controls and by visual examination.

Review. Items that need further evaluation for repair or replacing.

To review a contractor’s license and insurance status, go to www.cslb.ca.gov and click on "Instant License Check".



AmeriSpec**GENERAL CONDITIONS**

- | | | |
|-------|----------------------|--|
| 1001. | Inspector | Joe Lockhart. |
| 1002. | In Attendance | Sellers. |
| 1003. | Occupancy | <p>The property is occupied by the sellers.</p> <p>We do not move personal property. Areas not accessible to the inspector should be reviewed by buyer prior to close.</p> <p>Review of seller's disclosure for any related information is advised.</p> |
| 1004. | Property Information | <p>This is a free standing home.</p> <p>Sloped lot. This building is located within a slope or hillside. Geological evaluations are beyond the scope of this inspection. A geotechnical engineer should be consulted prior to closing if client is concerned by conditions listed in this report or which client has observed.</p> |
| 1005. | Levels | 1 story structure. |
| 1006. | Estimated Age | This structure is approximately 22 years of age. |
| 1007. | Weather | Clear. Cool. Rain recently. |
| 1009. | Start Time | 9:00 AM. |

AmeriSpec**Exterior**

Step #	Component	Comment
1101.	Driveway	Serviceable. Concrete.
1102.	Walkways	Serviceable. Concrete.
1103.	Exterior Wall Cladding	Stucco. Common cracks observed.
1104.	Trim	Serviceable. Wood.
1105.	Window & Frames	Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.
1106.	Exterior Door(s)	Serviceable.
1107.	Gutters/Downspouts	Serviceable.
1108.	Fences/Gates	Block. Wood.

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- | | | |
|-------|--------------------|--|
| 1109. | Electrical | <p>Review.</p> <p>1. Ground fault protection should be installed at aftermarket outlets under rear eaves, as required, to enhance safety. GFI protection was required either when this home was constructed or when upgrades were made.</p> <p>2. Improperly fitted light at the above location should be fitted to wall and caulked to prevent water and pest intrusion.</p> <p>Electricians review is advised.</p> <p>The GFI for the exterior outlets is located at right side in the tandem part of the garage.</p> |
| 1110. | Electric Meter | Located at left side of the garage. |
| 1111. | Gas Meter | Located at left side of the garage. |
| 1112. | Exterior Faucets | Serviceable. |
| 1113. | Sprinkler | <p><u>Non-potable sprinkler pipe is connected directly to potable water supply.</u></p> <p>We suggest installing a backflow (anti siphon) device where non-potable water piping is connected to potable water supply. Plumbers installation is advised.</p> <p>Sprinklers on a timer. Timing devices are beyond the scope of this inspection.</p> <p>We suggest client verify performance and operating procedures with seller prior to close.</p> |
| 1114. | Bell/Chime | Serviceable. |
| 1115. | Lot/Grade Drainage | <p>Multi-level lot.</p> <p>Underground drainage system. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client obtain information from sellers or verify that the drainage system functions properly prior to closing.</p> |

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1116. Foundation Slab. Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1117. Chimney Spark arrestor installed.
1118. Patio Concrete pad.
1120. BBQ Gas available. Currently capped off.
Pipe is located at rear wall left side.

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Roof

Step #	Component	Comment
1201.	Methods Used to Inspect	Roof was observed from a ladder at perimeters and with binoculars. Due to visual access and to prevent damage to materials, the roof was observed from perimeters and with binoculars. Some areas may not be visually accessible.
1202.	Material/Type	Concrete tile. Sloped.
1203.	Exposed Flashings	Serviceable. As visible.
1204.	Skylights	Not Present.
1205.	Conditions	Normal wear. Roof shows normal wear for its age and type. No missing/damaged material observed. This is a visual inspection only and is not a warranty. If such a warranty is required, a licensed roofing contractor should be contracted.
1207.	Roof Comments	General evaluation. Our evaluation of the roof is to determine if portions are missing, damaged and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of the roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.
1208.	Roof Penetrations	Serviceable. As visible.

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Garage

Step #	Component	Comment
1301.	Type	Two car tandem garage.
1306.	Floor/Slab	Serviceable. Concrete.
1307.	Garage Doors	Serviceable. Metal roll-up panel.
1308.	Garage Door Hardware	Serviceable.
1309.	Door Openers	This garage door opener is equipped with infrared safety reverse hardware which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
1310.	Windows	Not Present.
1311.	Fire Door	Self-closure installed as a safety feature.
1312.	Exterior Door(s)	Serviceable.
1313.	Fire Wall	Serviceable. As accessible.
1314.	Walls	Serviceable. Drywall. As accessible. Limited review due to stored property and cabinets.
1315.	Ceiling	Serviceable. Drywall. Common cracks noted.
1316.	Electrical	We suggest wrapping wire nuts used for solar attic fan in the attic. Aftermarket outlets on the left side bench are not GFI protected. A GFI outlet is located on the left side and at right side in the tandem section.

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Plumbing

Step #	Component	Comment
1701.	Shut Off and Water Pressure	<p>Main shut-off is located at the right side of the garage.</p> <p>A pressure regulator is provided.</p> <p>Water pressure was within the normal operating range of 40-80 psi.</p> <p>Pressure was 46+- psi.</p>
1702.	Supply Lines	Copper.
1703.	Plumbing Waste	Public waste.
1707.	Venting/Water Heater	Serviceable.
1710.	Water Heater	<p>Review. Discharge pipe from the TPV is elevated (trap). If TPV leaks, water can collect in the pipe and create a clog from mineral deposits left behind. This can cause back pressure if steam or high pressure needs to be released.</p> <p>We suggest a review by a licensed plumber for proper installation to ensure safety.</p> <p>Gas water heater observed. Unit is located at the garage. Cold water shutoff valve observed. Gas shutoff valve is installed. Temperature pressure valve is installed. Unit has a 50 gallon capacity. A floor pan with drain is installed.</p>
1710.	Seismic Straps	Seismic straps meet State requirements.

AmeriSpec**Electrical**

Step #	Component	Comment
1801.	Main Service Drop	Service entrance is underground.
1802.	Main Electrical Panel	Main breaker rating is 200 amps. Main disconnect is provided at panel. Breakers provided for over current protection. No futures available for expansion. In some situations, alterations may allow for adding wafer type breakers. Circuit breaker wiring is copper. System appears to be properly grounded.
1805.	Smoke Detectors	All units are connected in series with battery backups. <u>We advise changing batteries, as necessary prior to occupying structure, for safety.</u>

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Heating/Air Conditioning

Step #	Component	Comment
1901.	Heating	<p>Two newer Lennox brand gas fired forced air units were observed.</p> <p>Gas shutoff observed near each unit.</p> <p>Units were tested using normal operating controls and appeared to function properly at time of inspection.</p>
1902.	Burner Chambers	Partially visible.
1903.	Exhaust Venting	Serviceable.
1905.	Thermostat	Two thermostats were observed.
1906.	Distribution/Ducting	Ducts/Registers.
1910.	Air Conditioning	<p>Two newer Lennox brand systems were observed.</p> <p>Electric disconnect was observed near these units.</p> <p><u>User friendly fuses are provided at the A/C service disconnect panels.</u></p> <p><u>Maximum fuse size is 30 amps.</u></p> <p>Temperature differentials were within the normal operating range of 15-20 degrees as observed from a representative number of locations.</p> <p>Systems operated properly at time of inspection.</p>
1914.	Air Filters	Changing/Cleaning filters upon taking possession of property and regularly thereafter is advised.
1915.	CO Comments	Review. No carbon monoxide detection units are provided. Carbon Monoxide detection devices are required as a safety enhancement at or near the Bedrooms. Installation is advised.

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Kitchen

Step #	Component	Comment
2301.	Floor	Ceramic tile.
2302.	Walls/Ceiling	Serviceable. As visible and accessible.
2304.	Doors	Serviceable.
2306.	Electrical	Ground fault interrupters are installed for safety.
2307.	Cabinets	Serviceable.
2308.	Counter Tops	Serviceable. Granite.
2311.	Traps/Drains/Supply	Serviceable. <u>A cleanout for the sink is provided at the bar side of the island.</u>
2312.	Disposals	Serviceable.
2313.	Dishwasher	Dishwasher was tested using normal operating procedures, unit operated properly at time of inspection. Dishwashers most commonly fail internally at the pump, motors, or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only. We recommend that client operate this unit prior to close.
2315.	Stove/Cook Top	Built-in gas range. Gas shutoff observed. Electronic ignition. Appears to be wired for future electric 220 outlet.

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2316. Ovens

Built-in electric.

This oven was noted as having a self-cleaning device with convection mode. It is beyond the scope of this inspection to report on such devices. Client should verify its operation with seller prior to closing.

The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.

2317. Hood/Fan

Exterior vented.

2318. Microwave

Built in. Microwave oven was operated.

Unit was operating and appeared to be serviceable at time of inspection.

This microwave has a convection mode.

See Ovens.

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Master Bathroom

Step #	Component	Comment
2402.	Floor	Ceramic tile.
2403.	Walls/Ceiling	Serviceable. As visible and accessible.
2405.	Doors	Serviceable.
2406.	Windows	Serviceable.
2407.	Electrical	Ground fault interrupter installed for safety.
2408.	Exhaust Fan	<u>Cleaning lint buildup is advised.</u>
2409.	Conditioning Source	Central heating/cooling.
2411.	Tub Surround Shower Surround/Pan	Fiberglass.
2413.	Tub Faucet	Serviceable.
2416.	Shower Door	<p>1. Door needs adjusting to close properly.</p> <p>2. Replacing vinyl splash guard at bottom of the door is advised.</p>
2417.	Shower Faucet	Serviceable.
2418.	Sinks	Serviceable.
2419.	Sink Faucets	Serviceable.
2420.	Traps/Drains/Supply	<u>Corrosion observed at angle stops.</u> No leaks observed at time of inspection. We recommend review by a licensed plumber for repair or replacement, as necessary.
2421.	Toilet	Review. Toilet is loose at floor. The anchor bolts are loose at floor. We suggest securing to prevent leaking from wax ring. Plumbers repair is advised.
2422.	Counter/Cabinets	Serviceable.

AmeriSpec**Bathroom at Hall**

Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
2402.	Floor	Ceramic tile.
2403.	Walls/Ceilings	Serviceable. As visible and accessible.
2406.	Windows	Serviceable.
2407.	Electrical	Ground fault interrupter installed for safety.
2408.	Exhaust Fan	Serviceable.
2409.	Conditioning Source	Central heating/cooling.
2411.	Tub Surround	Fiberglass.
2412.	Tub Enclosure	Not Present.
2413.	Tub Faucet	Serviceable.
2418.	Sinks	Serviceable.
2419.	Sink Faucets	Serviceable.
2420.	Traps/Drains/Supply	<u>Corrosion observed at angle stops.</u> No leaks observed at time of inspection. We recommend review by a licensed plumber for repair or replacement, as necessary.
2421.	Toilet	Serviceable.
2422.	Counter/Cabinets	Serviceable.

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Bathroom at Front Bedroom

Step #	Component	Comment
2402.	Floor	Ceramic tile.
2403.	Walls/Ceiling	Serviceable. As visible and accessible.
2405.	Doors	Serviceable.
2406.	Windows	Serviceable. <u>This GFI protects all bathroom outlets.</u>
2407.	Electrical	Ground fault interrupter installed for safety.
2408.	Exhaust Fan	Serviceable.
2409.	Conditioning Source	Central heating/cooling.
2411.	Tub Surround	Fiberglass.
2412.	Tub Enclosure	Not Present.
2413.	Tub Faucet	Serviceable.
2418.	Sinks	Serviceable.
2419.	Sink Faucets	Serviceable.
2420.	Traps/Drains/Supply	<p>Review.</p> <p>1. Water hammer detected when tub faucet is closed. This indicates air in the line.</p> <p>2. Corrosion observed angle stop under the sink. No leaks observed at time of inspection.</p> <p>We recommend review by a licensed plumber for repair or replacement, as necessary.</p>
2421.	Toilet	Serviceable.
2422.	Counter/Cabinets	Serviceable.

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Laundry Area

Step #	Component	Comment
2500.	[Location]	Located at interior room.
2501.	Floor	Ceramic tile.
2502.	Walls	Serviceable. As visible and accessible.
2503.	Ceiling	Serviceable.
2504.	Doors	Serviceable.
2505.	Windows	Serviceable. As accessible.
2506.	Cabinets/Shelving	Serviceable.
2507.	Laundry Tub/Sink	Serviceable.
2508.	Faucets	Serviceable.
2509.	Electrical	GFCI present. Ground fault interrupter provided for safety.
2510.	Washer Hookups	There is no flood pan provided. We suggest clients consider installation of a flood pan. Washing machine was not present/tested at the time of inspection, therefore, no test was performed on the washer drain line to determine if line was draining properly. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this drainage system, as drain lines can become blocked at any time without warning.
2511.	Dryer Hookups	Gas shutoff valve is installed.
2512.	Exhaust Fan	Serviceable.
2513.	Conditioning Source	Forced air register.
2514.	Laundry Area Comments	<u>Corrosion observed at angle stops.</u> No leaks observed at time of inspection. We recommend review by a licensed plumber for repair or replacement, as necessary.

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Bedrooms

Step #	Component	Comment
2601.	Floors	Carpet.
2602.	Walls	Serviceable. As accessible.
2603.	Ceilings	Serviceable.
2604.	Doors	Serviceable.
2605.	Windows	Serviceable. As accessible.
2606.	Electrical	<p>Review. <u>Master Bedroom.</u></p> <p><u>Top outlet at left side near door is clogged. We suggest electricians review for replacing.</u></p> <p>As accessible.</p> <p>Inverted outlets are switched controlled (1/2 hot).</p> <p>Pre-wired for ceiling fixtures.</p>
2608.	Conditioning Source	Forced air register.
2610.	Closets	Serviceable.

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Interior Rooms

Step #	Component	Comment
2601.	Floors	Ceramic tile.
2602.	Walls	Serviceable. As visible and accessible.
2603.	Ceilings	Serviceable.
2604.	Doors	Serviceable.
2605.	Windows	Serviceable.
2606.	Electrical	Inverted outlets are switch controlled. Pre-wired for ceiling fixtures. As accessible.
2608.	Conditioning Source	Forced air registers.
2610.	Fireplace	<u>Installing a damper blocking device for enhanced safety is advised.</u> This device prevents full closing of the damper. Gas shutoff is provided. Gas log kit is installed. Screening and bifold glass surround are provided.

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Attic

Step #	Component	Comment
2701.	Methods Used to Inspect	Partially accessible. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.
2702.	Framing	Trusses.
2703.	Sheathing	O.S.B. Oriented Strand Board.
2704.	Evidence of Leaking	<u>A scrap board was used at right gable end. This board is not stained from the roof. It appears to be used as a spacer for vent pipe.</u>
2705.	Insulation	Fiberglass. Loose fill insulation.
2706.	Ventilation	Gable vents. Hooded roof vents. Whole house fan.
2708.	Electrical	<u>Wrapping wire nuts at solar attic fan is suggested.</u> As visible.
2712.	Attic Comments	Review. Access panel is not 5/8 fire rated drywall. We advise installing proper materials for fire safety. <u>Installing drywall at ceiling side and painting will restore the fire rating.</u>