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Property Inspection Report

Client(s): AXXXX GXXXX

Property

address: XX XXXXXXXX DR
 Rancho Santa Margarita, CA 92688

Inspection date: Tuesday, November 11, 2008





This report published on 11/13/2008 8:36:29 PM PST






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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

| | | |
|--|------------------------|--|
|  | Safety | Poses a risk of injury or death |
|  | Major Defect | Correction likely involves a significant expense |
|  | Repair/Replace | Recommend repairing or replacing |
|  | Repair/Maintain | Recommend repair and/or maintenance |

| | | |
|--|---------------------|---|
|  | Minor Defect | Correction likely involves only a minor expense |
|  | Maintain | Recommend ongoing maintenance |
|  | Evaluate | Recommend evaluation by a specialist |
|  | Serviceable | Item or component is in servicable condition |
|  | Comment | For your information |

[Click here](#) for a glossary of building construction terms.

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General information

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Report number: 31061111

Inspector: Joseph L. Moyneur

Type of building: Condo 1987

Age of building: 21

Property owner's name: Chase (bank)

Time started: 10:30

Time finished: 1:00

Inspection Fee: 200

Present during inspection: Realtor(s)

Occupied: No

Weather conditions: Clear

Temperature: Warm

Ground condition: Dry

Foundation type: Slab on grade

Exterior

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Footing material: Poured in place concrete



Foundation material: Poured in place concrete



Apparent wall structure: Wood frame



Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete, Brick



Exterior door material: Solid core wood

1)   One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

2)   A/C Disconnect Box Missing Cover, Exposed 220v wires

3)   One or more outside faucets are missing [backflow prevention devices](#). These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: http://edis.ifas.ufl.edu/BODY_AE079

4)   One or more outside faucets leak. For example, from the valve stem when turned on or from the spigot when turned off. A qualified plumber should evaluate and repair as necessary.

Roof

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Roof inspection method: Viewed from ground with binoculars

Roof type: Cross gable

Roof covering: Clay tile

Estimated age of roof: 21 yrs

Gutter & downspout material: None

Garage

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5)   Evidence of water damage & mold was found on drywall at washer & dryer area and at hot water heater. The Center for Disease Control (CDC) defines this as more than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting.



Photo 2



Photo 3







-
- 6)   The automatic door closing device (sprung hinges, etc.) on the garage-house door needs adjustment, repair or replacing. The door doesn't close and latch easily and/ or completely via the force of the automatic closing device. This door is intended to prevent vehicle fumes from entering living spaces and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary.
-
- 7)   One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.
-
- 8)   Evidence of water damage at platform for hot water heater and FAU




Photo 4

Attic

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Inspection method: Traversed
Roof structure type: Trusses
Ceiling structure: Trusses
Insulation material: Fiberglass roll or batt
Insulation depth: 10"
Insulation estimated R value: R30

- 9)  Ceiling insulation is missing in some areas. Recommend installing insulation where missing for better energy efficiency.

Electric service

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Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service amperage (amps): 125
Service voltage (volts): 120/240
Location of main service switch: Service closet at end of building at exterior side wall of Unit 10
Location of sub panels: Interior wall in garage
Service entrance conductor material: Copper
System ground: Cold water supply pipes
Solid strand aluminum branch circuit wiring present: No

- 10)   One or more ground fault circuit interrupter (GFCI) breakers in the main service panel would not trip when tested. This is a safety hazard due to the risk of shock. A

qualified electrician should evaluate and make repairs and/or replace circuit breakers as necessary.

Water heater

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Estimated age: 1 to 2 years

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: U.S. Craftmaster

Model: BFG2F404T3NOV

Water temperature (degrees Fahrenheit): 120




11)    Based on the location of the water heater Incorrect venting material was used (aluminum flex pipe) water heater too high to ceiling and flex pipe has more than angles greater than 90 degrees and vents downwards to accommodate water heater. This is a potential safety hazard, and may result in a fire hazard. A qualified contractor should evaluate and make repairs as necessary.



Photo 1

Heating and cooling

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Estimated age: 21 yrs

Primary heating system energy source: Natural gas


Primary heat system type: Forced air

Primary A/C energy source: Electric




Distribution system: Sheet metal ducts



Manufacturer: Lennox



Model: G16Q3X-50-5**Last service date:** May 30th 1996

12)  Supply air from the air conditioning system was too cool. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. Restricted air is likely the problem and may be caused by a dirty filter, improper ductwork, or a fan that is sized wrong, not working properly, or moving too slowly. A qualified heating and cooling contractor should evaluate and repair as necessary.

13)  Air handler filter(s) are dirty and should be replaced now. They should be checked monthly in the future and replaced as necessary.



14)    The last service date of this system appears to be more than two years ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than two years ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed every few years in the future, or as per the contractor's recommendations.



15)   The estimated useful life for most forced air furnaces is 15 to 20 years. The inspector was unable to determine the age of the furnace. The clients should be aware that this furnace may be near, at, or beyond its useful life and may need replacing at any time. Recommend attempting to determine the furnace's age (ask property owner or service technician), and budgeting for a replacement if necessary.

16)   The estimated useful life for most air conditioning compressors is 8 to 15 years. The inspector was unable to determine the age of the air conditioning compressor. The clients should be aware that this air conditioning compressor may be near, at, or beyond its useful life and may need replacing at any time. Recommend attempting to determine the air conditioning compressor's age (ask property owner or service technician), and budgeting for a replacement if necessary.

Plumbing and laundry


[Return to table of contents](#)**Water pressure (psi):** 80 psi**Location of main water shut-off valve:** Exterior wall at side of garage.**Location of main water meter:** In ground vault at street along side of driveway.**Location of main fuel shut-off:** Exterior wall at side of garage.**Water service:** Private**Service pipe material:** Copper**Supply pipe material:** Copper**Vent pipe material:** Plastic**Drain pipe material:** Plastic, Cast iron**Waste pipe material:** Cast iron

17)   The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information on dryer safety issues, see <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

18)   The clothes dryer exhaust duct appears to need cleaning. Significant amounts of lint build up was found. This is a safety hazard due to the risk of fire from decreased air flow. This duct should be cleaned now and annually, or more often if necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service. For more information, visit <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html> or <http://chimneykeepers.com/dryerclean.html>











Fireplaces, woodstoves and chimneys

[Return to table of contents](#)**Fireplace type:** Masonry**Chimney type:** Masonry

19)  Gas line capped off at wall inside of firebox, unable to test.














Kitchen

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- 20)   One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.
- 21)   Over range hood = Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.
- 22)   The dishwasher appears to be inoperable. The client(s) should ask the property owner(s) about this, and if necessary, the dishwasher should be replaced, or a qualified appliance technician should evaluate and repair.
Water not connected to dish washer.
- 23)   One or more cabinets and/or drawers are damaged and/or deteriorated. A qualified contractor should evaluate and repair or replace cabinets and/or components as necessary.
- 24)  Water supply hoses from angle stops not connected to faucet.
- 25)  Sink drain and garbage disposal not tested, no water at sink.




Bathrooms



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- 26)   One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.
- 27)   One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace light fixtures where necessary.
*Downstairs bathroom
- 28)   One or more exhaust fans are noisy or vibrate excessively. A qualified contractor should evaluate and replace the fan(s) or make repairs as necessary.
*Downstairs bathroom
*Upstairs bathroom
- 29)   One or more leaks were found at water supply lines. A qualified plumber should evaluate and repair as necessary.
*Master bathroom
- 30)  One or more sinks are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.
*Master bathroom
- 31)  Water will not shut off under sinks in downstairs and upstairs bathrooms. Master bathroom shuts off but leaks,
- 32)  Shower head missing in upstairs bathroom
- 33)  Drywall damage from curtain rod.
- 34)  Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.



Interior rooms

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35)    One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

36)   Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

*Living room

37)   One or more ceiling fans wobbles excessively during operation. This is a potential safety hazard and may be caused by one or more of the following:



- Loose screws
- Loose blade(s)
- A loose connection between the rod and the fan body
- A loose connection between the fan body and the electric box above
- Misaligned blades
- Bent or warped blades
- Unbalanced blades

Recommend having a qualified contractor evaluate and repair as necessary. For more information, visit:

http://www.faninfo.com/ceiling_fans_balance.html

<http://thefanshop.com/fanfaq/maintenance.htm>

http://www.lampdepot.com/service/wobble_problems.htm

38)   Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the subfloor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the subfloor. Recommend having a qualified contractor evaluate and repair as necessary.

*Up stairs hallway

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