

Aztec Property Inspections
3655 Cowley Way
San Diego, CA 92117
(858) 245-9329

Client: James Goding



4039-4043 N. Bonita St
Spring Valley, CA 91977

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Definitions

NOTE: Definitions below refer to the property or item listed as inspected at the time of inspection

Acceptable	Functional with no obvious signs of defect. The item may show signs of normal wear and tear but is properly functional. Inexpensive repairs or issues deemed as typical and or normal may be labeled Acceptable.
Defective	The item is unable to adequately perform it's intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. These comments will appear in RED.
Safety Upgrade	This item is a safety concern and or it may have been acceptable when it was built but it does not meet the current building standards. Recommend upgrades by a qualified licensed specialist for added safety. These comments can be labeled as Acceptable, Marginal or Defective depending on the severity of the issue.
Marginal	Item is not properly functional, may require further monitoring, shows abnormal wear, damaged, near the end of it's life span and or requires repair. Customer may want to seek further evaluation by a qualified licensed contractor. These items will be in BLUE.
Not Present	Item was not present or not found.
Not Inspected	Item was unable to be inspected. This may have been for safety reasons, due to lack of power, inaccessible, and or the item was disconnected at time of inspection.

General Information

This report is the exclusive property of Aztec Property Inspections and the client(s) listed in the report. The inspection report prepared for the client is solely and exclusively for the client(s) own information and may not be relied upon by any other person. This report is not transferable. The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) in effect at the time of the inspection. These standards and the inspection agreement/contract have been agree upon as per the signed agreement/contract. Please note that home ownership carries with it some degree of risk and not all problems show warning signs before the problem arises. The inspection report is a snap shot of the condition of the property at a specific time. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. It is highly recommended that all repairs, maintenance and or further evaluations only be performed by qualified and licensed contractors.

Property Information

Property Address 4039-4043 N. Bonita St
City Spring Valley **State** CA **Zip** 91977

Client Information

Client Name James Goding

Inspection Company

Inspector Name Justin Mills
Company Name Aztec Property Inspections
Company Address 3655 Cowley Way
City San Diego **State** CA **Zip** 92117
Phone (858) 245-9329 **Fax**
E-Mail Chrismagil@yahoo.com

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General Information (Continued)

File Number 15-99

Amount Received \$750.00

Conditions

Others Present Buyer, Buyer's Agent, Seller's Agent **Property Occupied** Yes

Inspection Date 2/26/2015

Start Time 1:00pm **End Time** 3:30pm

Electric On Yes

Gas/Oil On Not Applicable

Water On Not Applicable

Temperature 65

Weather Dry **Soil Conditions** Dry

Space Below Grade None

Building Type Tri-plex **Garage** Attached

Additions/Modifications Enclosed patio - recommend checking with the building department to see if the addition was permitted

Big Ticket Inspection: NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Roof

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Notice: The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks.

Roof Surface

Method of Inspection: Walked on roof

Type: Low Slope

Approximate Age: Unknown

Defective

Material: (Rolled roof material) An overhang showed severe signs of cracking. Debris noted on roof. Removal is recommended. Moisture stains were noted on the ceiling. No leaks noted during the inspection. Roof was spongy to walk on. Evidence of significant sagging was noted to the ceiling of 4043 in this area (see 4043 interior rooms section). Loose material was noted in one or more areas. Worn and or weathered roofing material was noted at one or more areas. The roof could be nearing the end of it's life span. Significant signs of poor drainage noted. Standing water was noted in one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.

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Roof (Continued)

Material: (continued)



Acceptable
Acceptable
Marginal

Flashing:

Plumbing Vents:

Downspouts: Paint deterioration noted.
Rout away in one or more areas.
Correction is recommended.



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Electrical

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Determining if the circuits are overloaded is beyond the scope of this inspection.

Acceptable **Service Feed:** (Overhead)

Acceptable **Conductor Type:**

Acceptable **Ground:**

(All) Electric Panel

Maximum Capacity: (100 Amps)

Acceptable, Safety Upgrade **Condition:** The current building practice does not allow electrical panels in bathrooms or clothes closets for added safety. This item is not required to be brought up to the current build practice. Paint and or texture was noted inside the panel. This is a potential fire hazard and correction is recommended.

Acceptable **Main Breaker Size:** (100 Amps)

Acceptable **Breakers:** (Copper)

Not Present **AFCI:**

Acceptable **GFCI:**

Acceptable **Ground:** Not fully visible.

Exterior Surface and Components

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Exterior Surface

Marginal **Exterior Walls:** [Paint peeling and or deteriorated. A qualified licensed contractor is recommended to evaluate and estimate repairs.](#)

Acceptable **Exterior Lighting:**

Acceptable **Exterior Electric Outlets:**

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Lots and Grounds

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Please note that home ownership carries with it a certain amount of risk. Unforeseen costs and regular maintenance will arise. We recommend purchasing a home warranty to cover the appliances and major systems.

Marginal

Walkways: Patch and repair was noted. Inquire with seller. Moderate to common cracks noted. Evidence of poor drainage in one or more areas. Slats of the guardrail and or handrail have gaps that are too wide based on the current standards. This is designed to protect infants and small children from falling through. Correction is recommended for added safety.



Acceptable

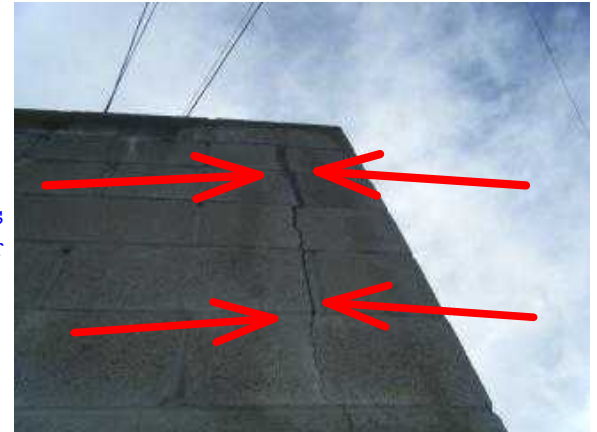
Driveway:

Acceptable

Stairs and Railings:

Marginal

Retaining Walls: Cracks were noted. Caps on the wall were not secured in one or more areas. No surface drains or drainage openings were visible in one or more areas. This condition can lead to damage to the wall and eventually failure. Soil was coming over the walls in one or more areas. Recommend further evaluation and repairs as necessary by a qualified contractor.



Marginal

Grading: The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible in one or more areas. This could trap water near the structure. Inquire with the seller to verify that drainage has been installed that is not visible or underground. Wet soil may cause the foundation to settle and possibly fail over time. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices.

Not Inspected

Exterior Surface Drain: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Not Inspected

Lawn Sprinklers: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Lots and Grounds (Continued)

Marginal

Fences: Loose and or leaning fencing was noted in one or more areas. Correction is recommended.



Heating System

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Inspecting heat exchangers is beyond the scope of this inspection as per the CREIA Standards of Practice. It is recommended that all homes with fuel burning appliances have a carbon monoxide detector installed for added safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the residence is not part of this inspection. Recalled equipment is beyond the scope of this inspection. Condensate pumps are beyond the scope of this inspection. Recommend adding carbon monoxide detectors to all units for added safety.

4039 Heating System

Type: Wall Unit, Radiant heat **BTU's** NA

Fuel Type: Electric

Acceptable

Operation: The radiant heat is outdated, expensive to operate and few contractors work on these systems.

Acceptable

Thermostat:

4041 Heating System

Type: Wall Unit **BTU's** NA

Fuel Type: Electric

Defective

Operation: Upstairs heat was not operational. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Heating System (Continued)

4043 Heating System

Type: Radiant heat BTU's NA

Fuel Type: Electric

Acceptable Operation:

Plumbing

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Notice : Underground pipes, pipes inside walls or concealed pipes cannot be judged for sizing, leaks or corrosion. The inspector does not perform tests for water quality or hazards such as lead and does not perform tests for gas leaks. Water filtration systems and/or water softening systems are not part of this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance cannot be determined. Solar systems are beyond the scope of this inspection. Circulation pumps and expansion tanks are beyond the scope of this inspection. Fire sprinkler systems are beyond the scope of this inspection. Further evaluation is recommended on all cast iron over 35 years old by a licensed plumber.

Acceptable

Water Main Shutoff:

Acceptable

Water Main Size: (3/4 " Copper)

Acceptable

Water Pressure:

Acceptable

Water Lines: (Copper) Not fully visible. Old water lines and or angle stops were noted in one or more areas. These are prone to leaking and replacement is recommended. Corrosion was noted in one or more areas. Recommend monitoring this situation to make sure that it is not actively leaking.

Marginal

Waste Lines (ABS) Not fully visible. A clean out cover was missing in one or more areas. This could allow sewer gases to come up through the pipe and correction is recommended. Trees were noted in the yard. Damage caused by tree roots or future damage is beyond the scope of this inspection. We recommend having a qualified licensed professional come out and scope (run a camera in the waste lines). This is always recommended due to the cost of the "scoping" being minimal in relation to any needed repair work.



Acceptable

Vent Pipes: Not fully visible.

Acceptable

Hose Bibs:

Acceptable

Gas Meter:

Acceptable

Gas Service Lines: Not fully visible.

4039 Water Heater

Type: Electric Capacity: 19 Gallons

Acceptable

Operation:

Acceptable

Water Supply:

Acceptable

TPR Valve and Drain :

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Plumbing (Continued)

Safety Upgrade, Marginal

Seismic Straps: The water heater doesn't have proper seismic straps installed. This is a safety hazard since movement could cause leaks in the gas supply lines if the water heater is fueled by natural or propane gas, or could pose a shock and/or fire hazard if electric wiring is damaged or broken. Leaks may also occur in water supply pipes, which is a conducive condition for wood destroying insects and organisms due to accumulated water. A qualified contractor should install earthquake straps as per standard building practices.



4041 Water Heater

Type: Electric **Capacity:** 30 Gal.

Acceptable

Operation:

Acceptable

Water Supply:

Acceptable

TPR Valve and Drain :

Safety Upgrade, Marginal

Seismic Straps: The water heater doesn't have proper seismic straps installed. This is a safety hazard since movement could cause leaks in the gas supply lines if the water heater is fueled by natural or propane gas, or could pose a shock and/or fire hazard if electric wiring is damaged or broken. Leaks may also occur in water supply pipes, which is a conducive condition for wood destroying insects and organisms due to accumulated water. A qualified contractor should install earthquake straps as per standard building practices.

4043 Water Heater

Type: Electric **Capacity:** 30 Gal.

Acceptable

Operation:

Acceptable

Water Supply:

Acceptable

TPR Valve and Drain :

Safety Upgrade, Marginal

Seismic Straps: The water heater doesn't have proper seismic straps installed. This is a safety hazard since movement could cause leaks in the gas supply lines if the water heater is fueled by natural or propane gas, or could pose a shock and/or fire hazard if electric wiring is damaged or broken. Leaks may also occur in water supply pipes, which is a conducive condition for wood destroying insects and organisms due to accumulated water. A qualified contractor should install earthquake straps as per standard building practices.

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Structure

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted.

Acceptable
Marginal

Structure Type: (Wood frame)

Floor/Slab: Slab was not visible due to carpet and/or floor covering but no readily visible problem was noted during the inspection. The exterior portion of the slab has been painted and or covered with stucco and was not fully visible. Unable to verify if the set back from the structure to the hill side was proper. The structure appeared to be unusually close to the hill side. If the soil is not determined to be stable, this may cause more than usual settling. Home inspectors are generalists and as so, it is beyond the expertise of the inspector to determine the significance of these items. The client may wish to consult with a civil engineer to determine the significance of these items.



Not Inspected

Anchor Bolts: Unable to view.

Kitchen

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Only the appliances listed were inspected. All others are beyond the scope of this inspection. Please note that this is not a warranty of any kind. This is a snap shot of the condition of the property and it's components at the time of the inspection. A home warranty is highly recommended. Self- and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances such as refrigerators, freezers and built-in ice makers are not part of this inspection and inspector does not move appliances.

4039 Kitchen

Acceptable
Acceptable
Acceptable
Acceptable
Marginal

Cooking Appliances: (Electric)

Cooktop (Electric)

Ventilator:

Disposal:

Dishwasher: Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection. The unit is nearing the end of it's useful life. Recommend budgeting for replacement.

Acceptable
Acceptable

Microwave:

Sink:

Safety Upgrade, Marginal

Electrical: Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.

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Kitchen (Continued)

Acceptable **Plumbing/Fixtures:**
Acceptable **Counter Tops:**
Acceptable **Cabinets:**
Not Inspected **Refrigerator:** Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

4041 Kitchen

Acceptable **Cooking Appliances:** (Electric)
Acceptable **Cooktop** (Electric)
Acceptable **Ventilator:**
Acceptable **Disposal:**
Marginal **Dishwasher:** Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection. The unit is nearing the end of it's useful life. Recommend budgeting for replacement.
Acceptable **Microwave:**
Acceptable **Sink:**
Safety Upgrade, Marginal **Electrical:** Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.

Acceptable **Plumbing/Fixtures:**
Acceptable **Counter Tops:**
Acceptable **Cabinets:**
Not Inspected **Refrigerator:** Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

4043 Kitchen

Acceptable **Cooking Appliances:** (Electric)
Acceptable **Cooktop** (Electric)
Acceptable **Ventilator:**
Acceptable **Disposal:**
Defective **Dishwasher:** Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection. The unit does not appear to be properly operational at the time of the inspection. A licensed plumber is recommended to evaluate and estimate repairs.



Acceptable **Microwave:**
Acceptable **Sink:**
Safety Upgrade, Marginal **Electrical:** Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.

Acceptable **Plumbing/Fixtures:**

Kitchen (Continued)

Acceptable
Acceptable
Not Inspected

Counter Tops:

Cabinets:

Refrigerator: Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

Cooktop

Bathroom

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Inspection is limited due to personal belongings. Wall coverings, rugs, and contents in drawers and cabinets were not moved and prevented a complete inspection. Determining if shower pans are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection.

4039, Upper Hall Bathroom

Safety Upgrade, Marginal **Electrical:** (120 GFCI) Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Counter/Cabinet:

Sink/Basin:

Faucets/Traps:

Tub/Surround: Caulk is needed at the tub to floor connection.

Shower/Surround:

Toilets:

Ventilation:

4039, Lower Half Bathroom

Safety Upgrade, Marginal **Electrical:** (120 GFCI) Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.

Acceptable
Acceptable
Acceptable
Marginal

Counter/Cabinet:

Sink/Basin:

Faucets/Traps:

Toilets: The toilet was loose at the floor. This may require replacement of the wax seal. Correction is recommended. Recommend sealing around the base of the toilet properly. A low flow toilet is recommended.

Ventilation:

4041, Lower Bathroom

Acceptable **Electrical:** (120 GFCI)

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Counter/Cabinet:

Sink/Basin:

Faucets/Traps:

Tub/Surround:

Shower/Surround:

Toilets:

Ventilation: (Window)

4041, Upper Half Bathroom

Safety Upgrade, Marginal **Electrical:** (120 GFCI) Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.

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Bathroom (Continued)

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Defective

Counter/Cabinet:

Sink/Basin:

Faucets/Traps:

Tub/Surround:

Shower/Surround:

Toilets: A low flow toilet is recommended. Evidence of water intrusion was noted around the toilet. A leak was noted. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Ventilation:

Acceptable

4043 Half Bathroom

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Electrical: (120 GFCI)

Counter/Cabinet:

Sink/Basin:

Faucets/Traps:

Toilets: A low flow toilet is recommended.

Ventilation:

4043 Full Bathroom

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Electrical: (120 GFCI)

Counter/Cabinet:

Sink/Basin:

Faucets/Traps:

Tub/Surround:

Shower/Surround:

Toilets: A low flow toilet is recommended.

Ventilation:

Interior Rooms

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Several components of the home show signs of wear that is consistent with the age of the structure. Wall insulation type and value is not verified. Lead paint, asbestos and mold testing is beyond the scope of this inspection. Security systems, intercom systems and central vacuum systems are beyond the scope of this inspection. Inspection does not cover any damage or components concealed by rugs, carpeting, wall paneling, furniture or stored items. Uncommon cracking and or deterioration will be mentioned in this report.

4039 Living Space

Acceptable
Acceptable
Acceptable

Entry Door:

Exterior Door(s):

Closets:

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Interior Rooms (Continued)

Defective, Safety Upgrade

Ceiling: Damaged acoustic spray was noted in one or more areas. Testing the acoustic spray is highly recommended to see if it contains asbestos. Water stains present. Unable to locate an active leak. Inquire with the seller and/or a licensed professional. Water stains and damage were present in one or more areas. Active water intrusion was noted in one or more areas (dining room/below upper bathroom). A qualified licensed contractor is recommended to evaluate and estimate repairs.



Marginal

Walls: Paint deterioration was noted. Moderate to common cracks were present. Damage and deterioration noted in one or more areas. Correction is recommended.



Marginal

Floor: Floor squeaks were noted in one or more areas. Damage and or deterioration was noted in one or more areas.

Acceptable

Doors:

Acceptable

Windows:

Acceptable

Window Screens:

Acceptable

Electrical:

Safety Upgrade, Marginal

Smoke Detector(s): All Photoelectric smoke detectors are highly recommended in combination with Ionization detectors. Determining the type that were installed is beyond the scope of this inspection. Effective July 1, 2015 - California Senate Bill No. 745 requires that smoke alarms shall display the date of manufacture on the device, provide a place on the device where the date of installation can be written, incorporate a hush feature, incorporate an end-of-life feature that provides notice that the device needs to be replaced, and, if battery operated, contain a non-replaceable, non-removable battery with a minimum 10-year life that is capable of powering the

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Interior Rooms (Continued)

Smoke Detector(s): (continued)

smoke alarm for a minimum of 10 years. Recommend replacement or installation of these types of smoke alarms. Recommend installing smoke alarms so a functioning one exists on each level, in each hallway leading to bedrooms and in each bedroom. No detectors were found at one or more locations. Correction is recommended for added safety.

Safety Upgrade, Marginal **Carbon Monoxide Detector(s):** All No detectors were found at one or more locations. Carbon monoxide detectors are highly recommended in the appropriate locations (one per level).

Safety Upgrade, Marginal **Stairs and Railings:** Missing handrails were noted in one or more areas. Recommend having a qualified contractor add proper guardrails where necessary.

4041 Living Space

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Marginal

Entry Door:

Exterior Door(s):

Closets:

Ceiling:

Walls:

Floor: Discoloration was noted in one or more areas. Damage and or deterioration was noted in one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Doors:

Windows:

Window Screens:

Electrical:

Safety Upgrade, Marginal **Carbon Monoxide Detector(s):** All No detectors were found at one or more locations. Carbon monoxide detectors are highly recommended in the appropriate locations (one per level).

Acceptable

Smoke Detector(s): All Photoelectric smoke detectors are highly recommended in combination with Ionization detectors. Determining the type that were installed is beyond the scope of this inspection. Effective July 1, 2015 - California Senate Bill No. 745 requires that smoke alarms shall display the date of manufacture on the device, provide a place on the device where the date of installation can be written, incorporate a hush feature, incorporate an end-of-life feature that provides notice that the device needs to be replaced, and, if battery operated, contain a non-replaceable, non-removable battery with a minimum 10-year life that is capable of powering the smoke alarm for a minimum of 10 years. Recommend replacement or installation of these types of smoke alarms. Recommend installing smoke alarms so a functioning one exists on each level, in each hallway leading to bedrooms and in each bedroom.

4043 Living Space

Acceptable
Acceptable
Acceptable

Entry Door:

Exterior Door(s):

Closets:

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Interior Rooms (Continued)

Defective

Ceiling: Damaged acoustic spray was noted in one or more areas. Testing the acoustic spray is highly recommended to see if it contains asbestos. Cracking noted in the hall. This appears to be where the upper enclosed patio is located. Water stains present. Unable to locate an active leak. Inquire with the seller and/or a licensed professional. Significant signs of sagging were noted to the ceiling (living room/1st bedroom closet). A qualified licensed contractor is recommended to evaluate and estimate repairs.



Acceptable
Marginal

Walls:

Floor: Discoloration was noted in one or more areas. Damage and or deterioration was noted in one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Acceptable
Acceptable
Acceptable
Acceptable

Doors:

Windows:

Window Screens:

Electrical:

Safety Upgrade, Marginal

Carbon Monoxide Detector(s): All No detectors were found at one or more locations. Carbon monoxide detectors are highly recommended in the appropriate locations (one per level).

Acceptable

Smoke Detector(s): All Photoelectric smoke detectors are highly recommended in combination with Ionization detectors. Determining the type that were installed is beyond the scope of this inspection. Effective July 1, 2015 - California Senate Bill No. 745 requires that smoke alarms shall display the date of manufacture on the device, provide a place on the device where the date of installation can be written, incorporate a hush feature, incorporate an end-of-life feature that provides notice that the device needs to be replaced, and, if battery operated, contain a non-replaceable, non-removable battery with a minimum 10-year life that is capable of powering the smoke alarm for a minimum of 10 years. Recommend replacement or installation of these types of smoke alarms. Recommend installing smoke alarms so a functioning one exists on each level, in each hallway leading to bedrooms and in each bedroom.

Note: No closet noted in the back bedroom.

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Laundry Room/Area

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Notice: Washing machines and dryers are not tested or moved during the inspection. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

4039 Laundry Room/Area

Acceptable **Water Supply**

Acceptable **Washer and Dryer Electrical:** (120 and 240 VAC) The old three prong style of 240 volts outlet was noted. This is not compatible with the newer four prong plugs and conversion may be needed.

Safety Upgrade, Marginal **Dryer Vent:** The dryer vent is equipped with a plastic or foil type flexible duct. The Consumer Product safety Commission considers these to be unsafe and a fire hazard. These products can more easily trap lint and is more susceptible to kinks or crushing; which can greatly reduce the airflow. Rigid or semi-rigid metal ducting is recommended. For more info see <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>.

Acceptable **Washer Drain:**

Not Inspected **Washer/Dryer:** Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

Not Present **Ventilation:** We recommend adding a powered fan for improved ventilation.

4041 Laundry Room/Area

Acceptable **Water Supply**

Acceptable **Washer and Dryer Electrical:** (120 and 240 VAC) The old three prong style of 240 volts outlet was noted. This is not compatible with the newer four prong plugs and conversion may be needed.

Safety Upgrade, Marginal **Dryer Vent:** Damage and deterioration were noted. Replacement is recommended.

Acceptable **Washer Drain:**

Not Inspected **Washer/Dryer:** Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

Not Present **Floor Drain:** Recommend adding a catch pan with a drain to the exterior.

4043 Laundry Room/Area

Acceptable **Water Supply**

Acceptable **Washer and Dryer Electrical:** (120 and 240 VAC) The old three prong style of 240 volts outlet was noted. This is not compatible with the newer four prong plugs and conversion may be needed.

Safety Upgrade, Marginal **Dryer Vent:** The dryer vent is equipped with a plastic or foil type flexible duct. The Consumer Product safety Commission considers these to be unsafe and a fire hazard. These products can more easily trap lint and is more susceptible to kinks or crushing; which can greatly reduce the airflow. Rigid or semi-rigid metal ducting is recommended. For more info see <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>.

Acceptable **Washer Drain:**

Not Inspected **Washer/Dryer:** Beyond the scope of this inspection per the standards of practice put forth by CREIA (California Real Estate Inspection Association).

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Laundry Room/Area (Continued)

Washer/Dryer: (continued)

Association).

Not Present

Floor Drain: Recommend adding a catch pan with a drain to the exterior.

Garage/Carport

NOTE: Only the items that were deemed as potentially big ticket items (defined as what the inspector thought would cost over \$ 500 to repair or replace) were inspected.

Determining the rating of firewall is beyond the scope of this inspection. Framing, wiring, and piping covered with drywall or out of sight is beyond the scope of this inspection. The occupant's belongings are blocking the view of the entire garage. Inspector was unable to fully inspect. Recommend careful review prior to the close of the transaction

Garage

Type of Structure: Attached **Car Spaces:** 3

Marginal

Ceiling: Damaged acoustic spray was noted in one or more areas. Testing the acoustic spray is highly recommended to see if it contains asbestos.



Acceptable

Walls:

Acceptable

Floor/Foundation:

Note: Storage area not accessible during the inspection. Hidden problems may be present which are not included in this report.



Defective Summary

This summary is not the entire report. The complete report includes additional information of concern to the client. It is recommended that the client read the complete report and call Aztec immediately if something is not understood. Defective definition - The item is unable to adequately perform it's intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. Items not functioning properly but believed to be relatively inexpensive repairs will not be labeled Defective.

Roof

- Material:** (Rolled roof material) An overhang showed severe signs of cracking. Debris noted on roof. Removal is recommended. Moisture stains were noted on the ceiling. No leaks noted during the inspection. Roof was spongy to walk on. Evidence of significant sagging was noted to the ceiling of 4043 in this area (see 4043 interior rooms section). Loose material was noted in one or more areas. Worn and or weathered roofing material was noted at one or more areas. The roof could be nearing the end of it's life span. Significant signs of poor drainage noted. Standing water was noted in one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

Heating System

2. **4041 Heating System Operation:** Upstairs heat was not operational. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Kitchen

3. **4043 Kitchen Dishwasher:** Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection. The unit does not appear to be properly operational at the time of the inspection. A licensed plumber is recommended to evaluate and estimate repairs.



Bathroom

4. **4041, Upper Half Bathroom Toilets:** A low flow toilet is recommended. Evidence of water intrusion was noted around the toilet. A leak was noted. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Interior Rooms

5. **4039 Living Space Ceiling:** Damaged acoustic spray was noted in one or more areas. Testing the acoustic spray is highly recommended to see if it contains asbestos. Water stains present. Unable to locate an active leak. Inquire with the seller and/or a licensed professional. Water stains and damage were present in one or more areas. Active water intrusion was noted in one or more areas (dining room/below upper bathroom). A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Defective Summary (Continued)

6. **4043 Living Space Ceiling:** Damaged acoustic spray was noted in one or more areas. Testing the acoustic spray is highly recommended to see if it contains asbestos. Cracking noted in the hall. This appears to be where the upper enclosed patio is located. Water stains present. Unable to locate an active leak. Inquire with the seller and/or a licensed professional. Significant signs of sagging were noted to the ceiling (living room/1st bedroom closet). A qualified licensed contractor is recommended to evaluate and estimate repairs.

