Building Inspection Report

Prepared For:

Report Number: 041039615
Inspection Date: April 10 2012         Time: 11.00 am
Inspector: Hans Groess

Property Information

Address: 0000 Fortuna Ranch Road,
Olivenhain
Approximate Age: 22 years
Notes

The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party.

Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing.

Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

The inspection is essentially a performance inspection and as such should not be construed as a code compliance inspection. Code compliance inspections are performed by city/county building inspection departments.

Identifying Repairs in the Report

Items that appear to need attention or repair are listed in the following formats:

**Major Repair**  These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than $1000.00 to remedy.

**Minor Repair**  These are repairs that, in the opinion of the inspector, are minor repairs to items not performing their intended functions. These include items that you might ignore if you were already living in the house. Cost to repair may range from minimal to several hundred dollars.

**Maintenance**  These are repairs that, in the opinion of the inspector are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.

**Safety Concern**  Conditions which are a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns.

**Investigate Further**  Conditions which appear to warrant further investigation by an appropriately licensed specialist are identified here. Only a specialist can confirm that repairs are needed and to determine the scope of the repairs. This includes conditions that require destructive inspection, engineering, analysis beyond the scope of a visual inspection, or areas outside the general knowledge of an inspector.
CONDITIONS DURING THE INSPECTION

The weather was warm and sunny. The temperature was around 68 degrees.
The soil was damp.
The buyer and agent were present during the inspection.
The property was found to be occupied.

FOUNDATION AND STRUCTURAL COMPONENTS

Structural components of a building include foundations, footings, floor framing, wall framing and roof framing. These items are examined, where visible, for signs of failure, excessive or unusual wear and overall condition. Many structural components are inaccessible because they are buried or concealed behind finishes. Much of the structural inspection is therefore performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stability of soils and foundations, except as exhibited by their performance.

Description

Building style: Two story single family residence with pool.
Exterior wall construction is wood frame.
The foundation type is slab on grade.
Floor construction is concrete slab and wood frame on the second floor.
The roof is constructed using wood trusses sheathed with plywood.
Ceilings are supported by floor joists and roof trusses.
Observations and Recommendations

No cracking was observed on the interior or exterior walls that would indicate significant movement.

We were unable to examine the condition of the slab due to the floor finishes. A thorough inspection of the slab will necessitate removing all floor finishes. Determining the condition of the slab is therefore limited to examining components that are normally subjected to distress during foundation failure, namely, walls, ceilings and doors. No abnormal signs of cracking were apparent on either the walls or ceilings and all doors and door frames were found to be relatively square.

No abnormalities were noted at visible portions of the wood framing in the attic.

The condition of readily visible structural elements appears adequate.

SIDING AND TRIM

Our review of the siding and trim also considers the condition of fascias, eaves and soffits. These items are visually examined for signs of deterioration and general condition. Components may not be fully visible because of soil, vegetation, storage and nature of construction.

Description

The primary siding is stucco with elastomeric paint finish.

Soffits and fascia are constructed of wood.

Observations and Recommendations

The exterior surfaces were observed while walking around the exterior of the property. The siding was found to be in adequate condition with the exception of the following.

- The elastomeric paint is blistering at a few areas, typically caused by moisture behind the paint. Elastomeric paint is often applied as a water barrier to prevent leakage into the home. The paint does not “breath” often resulting in blisters.

The soffits and fascias are in adequate condition.
GARAGE

Description

The garage is equipped with two sectional roll-up doors.

An automatic opener is present on both doors. An automatic "electric eye" is installed on each door to reverse the door when an object crosses the door's path.

Observations and Recommendations

Garage door safety tips: The garage door is the largest moving object in the home. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

The garage doors were operated and found to be functional. Hardware supporting the doors appears to be in adequate condition.

The automatic garage door beams are functional. The doors reversed when the beams were interrupted.

- Evidence of rodent activity was noted in the garage attic.

WINDOWS AND EXTERIOR DOORS

A representative number of doors and window will be checked for signs of excessive or unusual wear and ease of operation. Doors and windows covered or blocked by furniture and general household items will not be checked for operability. The condition or presence of window flashings installed below the exterior wall surfaces cannot be determined during our routine inspection. Unless we observe signs of leakage or other conditions to warrant it, we do not recommend further inspection of these inaccessible areas. During extreme weather conditions, it is not unusual for some leakage to occur around windows, doors, particularly French doors. Leakage can be reduced by annually inspecting these areas for gaps and cracks around the exterior surfaces. All gaps should be caulked, sealed and maintained to minimize water infiltration.

Description

Windows are wood casement and wood sliding. Windows are a combination of double pane and single pane.

Doors are wood.

Observations and Recommendations

Doors and random windows were operated and found to be functional.

- **Major Repair** Defective seals were noted at dual pane windows in the kitchen, living room and upstairs SW bedroom (total of 5 windows). Two dual pane skylights have also failed. Repair will necessitate replacement of the glass. It was difficult to isolate all defective window seals due to dirty windows and deteriorated solar film. It is also difficult to isolate all defective window seals at one particular time of day, due to changing lighting and atmospheric conditions.

- Several missing window screens need replacing.
FLATWORK AND FENCING

Description
The driveway is concrete paving stones.
Walkways and patios are concrete and flagstone.
The fences are a combination of wood coral and concrete block.

Observations and Recommendations
Drive and walks appear to be in adequate condition. Typical minor cracks were observed.

- **Maintenance**  Roots from the adjacent tree are cracking and lifting concrete walkways outside the laundry and dining room. I suggest removing the tree to prevent additional damage.

The fences are in adequate condition.

- The block wall at west side of the rear yard exhibits settlement cracking at several areas.
DECKS

Observation and Recommendations

**Minor Repair**  The waterproofing membrane on the upstairs west deck displays deterioration at a few areas. We suggest resealing the deck.

DRAINAGE AND GRADING

Proper grading is required to minimize water buildup near the foundation. Soil should slope away from the building to minimize or prevent problems associated with excess water. Roof downspout should also be directed away from the building. Our review of the grading and drainage is limited to surfaces directly adjacent to the subject building. Installed drainage systems are not water tested during the inspection. We make no representations as to their effectiveness and recommend their operation be observed during adverse weather. Installed drainage systems must be routinely inspected for debris and cleaned regularly to ensure proper operation during inclement weather.

**Description**

Site drainage system: The installation of a sub surface drainage system was observed around the property.

Roof drainage: Rain gutters were observed.

**Observations and Recommendations**

Since drainage problems can usually only be determined during periods of excessive rainfall, we recommend consulting owner/seller about previous drainage performance.
**Minor Repair**  Several clogged yard drains at the front and rear planters need to be cleared.

Gutters were found to be in adequate condition.

**Minor Repair**  We recommend installing splash block at bottom of downspout at west side of house to divert water away from the home.

**Maintenance**  The dirt level is too high at several planters adjacent to the house. The dirt level needs to be lowered, exposing approximately 4” of the foundation. This will prevent moisture and insect problems.

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**IRRIGATION**

**Description**

The property is equipped with an automatic irrigation system. We did not examine the automatic irrigation systems and recommend having the owner demonstrate its operation before the close of escrow.
Observations and Recommendations

**Maintenance**  Moss noted at several planers adjacent to the house suggests over watering. We advise reducing irrigation time. Several irrigation heads are also located too close to the house.

Expect to have to make minor repairs to the sprinkler system on a regular basis. This is typical for all sprinkler systems.

**ROOF**

**Description**

The roof configuration is gable.

The roof covering is concrete tile.

Typical life expectancy for this type of material is between 30 and 40 years.

The roof was examined by walking on it.
Observations and Recommendations

The roof covering appears to be in adequate condition.

- A water stain was noted on the closet ceiling in the upstairs SW bedroom. I was unable to determine the status of the leak, although noted evidence of recent repair around the chimney above this area.

Roof flashings appear to be in adequate condition.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

**Maintenance**

- I recommend trimming all vegetation away from the roof. Vegetation touching the roof can cause damage to the roof and also provides a path for rodents to access the attic.
ATTIC

Description

Our inspection does not identify the presence of termites or any other pests. These items should be addressed by a licensed pest control operator.

The attic was entered through the access opening in the upstairs den.

The attic was examined by walking through it.

Observations and Recommendations

The condition of visible elements appears adequate. Roof sheathing and framing were examined and found to be in adequate condition.

No evidence of leakage was observed in the readily accessible areas.

Ventilation: Attic ventilation appears to be adequate.

INSULATION

Description

Wall insulation was observed in one area and found to be fiberglass batts. R value is estimated to be 11.

Ceiling insulation is blown in fiberglass. R value is estimated to be 19.

Observations and Recommendations

Insulation R- Value is typical for houses this age.
ELECTRICAL SYSTEM

Description

The 120/240 volt, 200 amp service enters the home from underground.
The main service panel is located on the east exterior wall of the garage. The main panel contains circuit breakers.
Service grounding connection was located at a metal water pipe and reinforcing rod.
A sub panel was located in the laundry
Wiring is copper in non-metallic cable.
Outlets are the three prong grounded type.
Smoke detectors were observed outside the sleeping areas only. Additional devices are recommended.

Observations and Recommendations

Electrical systems require regular maintenance for safety reasons. Annual inspection and maintenance of the system by a licensed electrician is recommended.
The main and sub panels were opened and examined. Conditions appear adequate.

Outlets were tested using a polarity tester. Accessible outlets tested as being wired properly and grounded.
GFCI outlets were located at various areas around the house. All GFCI outlets tested functional using a testing device.
A ground fault circuit interrupter (GFCI) is a modern electrical device, either an outlet or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. They are now required in new buildings in wet or damp environments.

Minor Repair   The switch for the barbecue light needs to be replaced.
Carbon monoxide detector condition: good.
Smoke detector/s condition: good.
Door bell condition: functioned properly.
Note: The inspection does not include low voltage systems, telephone wiring, alarm systems, cable TV wiring and automatic timers.

**Minor Repair**  The majority of landscape lights did not operate.

**Minor Repair**  The intercom did not operate.

## PLUMBING SYSTEM

### Description

The water is supplied by the municipal system. The waste system is municipal sewers.

Visible water supply pipes are copper. Waste pipes are ABS plastic.

Hot water is provided by two gas fired water heaters. A 75 gallon water heater was located in the garage and 50 gallon water in an outdoor closet on the west side of the house. The garage water heater is estimated to be twelve years old and the outdoor unit 6 years. Typical life expectancy for water heaters is between 7 and 10 years. A temperature pressure relief valve is present on the water heaters.

The main water shut off valve was located on the north exterior wall, outside the laundry.

The water pressure at the time of inspection was 65 PSI. Note that water pressure can vary depending on demand on the municipal system. Normal range is between 50 and 75 PSI. A pressure regulating device is installed.

### Observations and Recommendations

Visible supply pipes are in adequate condition.

Visible drain pipes are in adequate condition.

**Bathrooms:**

Toilets:  Flushed and found to be operating adequately.

Sinks:  All in adequate condition.

Tubs:  In adequate condition.

Shower:  Operating properly. Tile walls were tapped to test for signs of deterioration. The tile walls appear to be in adequate condition.

Bathroom ventilation:  Adequate.

Shut-off valves below toilets and sinks have a tendency to leak if turned, particularly in older homes, and for this reason are not checked. For similar reason, we do not check the operation of the main water supply valve.
### Minor Repair

**Corroded shut-off valves below the laundry sink need to be replaced.**

![](image1)

### Minor Repair

**The T&P valve on the garage water heater needs to be connected to the drain pipe.**

![](image2)

The garage water heater is equipped with a hot water circulating pump. The pump loops hot water around the house, eliminating normal delay for hot water. The pump was found to be operational.

- The water heaters are not installed in drain pans. I recommend installing pans when the water heaters are replaced.

Water heaters are secured with upper and lower seismic straps.

Septic systems, concealed sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report.

**Gas Service:** The gas meter was located on the east side of the garage. The exposed gas piping at and around the meter was in serviceable condition. I detected no evidence of leakage at exposed gas piping system. Pressure testing the entire system may reveal leaks, however, is beyond the scope of our inspection.

**Laundry:** The laundry is set up for a washing machine and gas or 240 volt electric clothes dryer. A vent is provided for the dryer. Washers and dryers are not examined by this company.
Investigate Further  The house appears to be equipped with “Omega” fire sprinkler heads. It is our understanding the most Omega fire sprinkler heads were recalled. We recommend having a fire sprinkler company further evaluate the heads.

HEATING SYSTEM

Description

Comfort heating is provided by two gas fired furnaces located in the attic.

The heating system capacity is approximately 80,000 BTU.

Observations and Recommendations

Both furnaces were checked and found to be operating adequately. Both appear to have been replaced within the past few years.

The supply of combustion air is adequate.

The condition of the flues is adequate.

Burners appear to be clear and in functional condition.

Clearance to combustibles appears to be adequate.
Minor Repair  Deteriorated heating duct on the west side of the home needs to be replaced.

Furnace filters were found to be in adequate condition.

Central Air Conditioning

Description

Comfort cooling is provided by two central air conditioning units.

Observation and recommendation

The air conditioning systems were checked and found to be operating adequately. The temperature differential was measured and found to be 18 degrees. This is the number of degrees the system is cooling the air. Normal range for this number is 16-22 degrees when operating the system during hot weather, lower when ambient temperatures are lower. Both air conditioners appear to have recently been replaced.

The suction lines at the air handlers were cold and sweating which is normal. The liquid lines were warm which is normal.

Motors and fans were in functional condition. No unusual noises were observed.

Primary and secondary drain lines attached to evaporators located in the attic are in adequate condition.
• The air conditioners are equipped with Safe-T-Switch condensate overflow shut off devices, installed on the drain pan. The air conditioner will shut down if the main condensate drain line backs up.

**INTERIOR**

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, cabinets, counter tops, steps, stairways and railings. Some of the components may not be visible because of furnishings and/or storage. In such cases these items are not inspected. It is not uncommon for sections of the interior floors to be slightly sloped. This condition is typically the result of support system settlement and/or framing irregularities. If these conditions are of concern, more detailed evaluation should be obtained from a qualified engineer. Measurement and evaluation of floor slope is beyond the scope of our visual inspection. The condition of floors underneath carpet and other coverings cannot be determined and is specifically excluded from the inspection and report.

**Description**

Walls and ceilings are drywall.
Floors are carpet, marble and wood.
Interior cabinets are hardwood faced. Counter tops are finished with granite and tile.

**Observations and Recommendations**

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement and/or shrinkage of building components. Small cracks of this type are not mentioned in the report.

• We do not test for mold and mildew as this requires special testing of swab and/or air samples that are analyzed in a laboratory. These tests are typically performed by professional industrial hygienists and are recommended if you have allergies, breathing or health problems.

Walls and ceilings were found to be in adequate condition. Several small cracks were observed, particularly noticeable on the master bathroom ceiling. These do not appear to indicate any problem at this time.

Deteriorated drywall around top of master bathroom skylight appears to be due to sun damage.

Interior floor finishes are in adequate condition.

The carpet tack in the living room (adjacent to the exterior wall) exhibits signs of past moisture intrusion. It appears the wall previously leaked prior to installation of drainage system around the outside.

Interior cabinets and counter tops are in adequate condition.

The stairs including handrail were found to be in adequate condition.
**Minor Repair**  
Deteriorated wall “pop-out” north side the living room needs to be eliminated.

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**FIREPLACE**

Chimneys are inspected using a flashlight only. There are parts of the chimney that are often not fully visible.

**Description**

Fireplaces are located in the family room and living room.  
The fireplaces are prefabricated metal with metal chimneys.  
Required clamps were observed restraining the fireplace dampers open.

**Observations and Recommendations**

It is important that a chimney be cleaned on a regular basis to prevent a buildup of creosote in the flue which can catch fire. It is recommended that the chimney be examined and cleaned if needed before use each year. The chimney and fireplace were examined visually. A fire was not started. No comment can be made on the efficiency or operation of either.  
The fireplaces are in adequate condition.  
The fireplaces are equipped with gas logs. The gas logs were checked and found to be operational.
**Minor repair**  There is inadequate clearance around the metal chimney in the attic. Fiberglass insulation needs to be moved a minimum 2” away from the chimney.

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### KITCHEN AND APPLIANCES

Appliances are tested by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report is made regarding the effectiveness of any appliances. It is impossible to thoroughly check a dishwasher without a load of dirty dishes. The inspection only determines whether or not the appliances run. Refrigerators, including washers and dryers are not examined by our company.

**Description**

The following appliances were inspected by operating them using normal operating controls:

- **Refrigerator**: Operational.
- **Downdraft vent**: Operated and found to be functional.
- **Cook top**: Operated and found to be functional.
- **Wall oven**: Operated and found to be functional.
- **Disposer**: Operated and found to be functional.
- **Dishwasher**: Operated and found to be functional.
- **Microwave**: Operated and found to be functional.
- **Trash compactor**: Operated and found to be functional.
- **Instant hot water dispenser**: Operated and found to be functional.
- **Warming draw**: Operated and found to be functional.
- **Built in vacuum**: Operated and found to be functional.
- **Outdoor barbecue**: Operated and found to be functional.

**Minor Repair**  Barbecue side burner: Did not operate.
Observations and Recommendations

- The gas supply pipe to the center island cook top is not vented to the outside. Current building standards require that all gas pipes located below concrete floor slabs be vented to the outside. It appears that the original builder failed to vent the pipe.
- The board below the vegetable sink exhibits signs of past leakage.

**Maintenance**  The dishwasher needs cleaning with a deliming agent. This will remove scale build-up and improve cleaning efficiency.

We recommend the purchase of a home warranty to cover the built-in appliances and major systems.

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**POOL/SPA**

Our inspection of pool and spa is limited to visible components only. We cannot determine the condition of underground plumbing. Nor can we determine if the pool/spa leaks. Leaks are typically identified by more than normal water loss, requiring frequent filling. While it is not uncommon to lose (due to evaporation) more than one inch of water per week during hot periods, more than this may suggest a leak problem. We recommend asking the seller about filling requirements of the pool. Many newer pools are equipped with automatic fillers and as a result, most homeowners are unaware of leaks and filling requirements. Back flush mechanisms on pool filters are not examined.

**Description**

The pool surface is pebble-tech. The spa surface is mosaic tiles.

The pool/spa coping is flagstone.

The equipment consisted of the following: Diatomaceous earth filter, filter pump, spa jet pump, water fall pump, gas heater and automatic “Intelli Touch” control system.
Observation and Recommendations

The pool and spa surface are in adequate condition.

- The concrete flatwork around the pool and spa is raised slightly at several areas.

  **Minor Repair**  A few cracked pieces of flagstone at coping around the spa need repair.

Tiles surrounding the pool and spa are in adequate condition.

The equipment was checked and found to be operating adequately with the exception of the following.

  **Safety Concern**  The GFCI devise for the pool light needs replacing.

  **Minor Repair**  The air switch for the spa jets did not operate.

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**SUMMARY**

The number of repairs listed in the report is typical for homes this age. Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs are of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Repairs considered safety items or requiring further evaluation and major repairs that may cost more than $1000.00 to remedy include:

  **Major Repair**  Defective dual pane windows need replacing in the kitchen, living room and upstairs SW bedroom (total of 5 windows). Two dual pane skylights have also failed.

  **Investigate Further**  The house appears to be equipped with “Omega” fire sprinkler heads that may have been recalled. We recommend having a fire sprinkler company further evaluate the heads.

  **Safety Concern**  The GFCI devise for the pool light needs replacing.

Following is a list of minor repairs.

1. I recommend removing the front yard tree to prevent cracking and lifting of the entry walkway.
2. The water proofing membrane on the upstairs west deck needs to be resealed.
3. Several clogged yard drains at the front and rear planters need to be cleared.
4. A splash block is required at bottom of downspout on the west side of house.
5. High dirt level at several planters adjacent to the house needs to be lowered.
6. I recommend trimming all vegetation away from the roof.
7. The switch for the barbecue light needs to be replaced.
8. The majority of landscape lights did not operate.
9. The intercom did not operate.
10. Corroded shut-off valves below the laundry sink need to be replaced.
11. The T&P valve on the garage water heater needs to be connected to the drain pipe.
12. Deteriorated heating duct on the west side of the home needs to be replaced.
13. Insulation needs to be moved away from the chimney in the attic.
14. Deteriorated wall “pop-out” north side the living room needs to be eliminated.
15. Barbecue side burner did not operate.
16. A few cracked pieces of flagstone at coping around the spa need repair.
17. The air switch for the spa jets did not operate.

Please feel free to call at any time if you have any questions.

END OF REPORT