

Uniform Building Inspection Report

409 Ave. Victoria #A, San Clemente, Ca 92672

6/3/2016



Prepared for: James Smith

Report # 1624

Prepared by: Michael Maseline



*National Association of Certified
Home Inspectors
Certification #03021201*



*National Association of Commercial
Building Inspectors & Thermographers
Certification #052311-24CA*

A+ ***Inspections***

Professional Building Inspection & Analysis

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Inspection Table of Contents

Summary	3
INSPECTION CONDITIONS	6
EXTERIOR - FOUNDATION - BASEMENT	8
ROOF SYSTEM	9
PLUMBING	10
HEATING - AIR CONDITIONING	12
ELECTRICAL SYSTEM	14
INTERIOR	15
GARAGE - CARPORT	17
KITCHEN - APPLIANCES - LAUNDRY	19
BATHROOMS	22
GROUNDS	24

Friday, June 3, 2016

409 Ave. Victoria #A
San Clemente, Ca 92672

RE: 409 Ave. Victoria #A
San Clemente, Ca 92672



Dear James Smith:

At your request, a visual inspection of the above referenced property was conducted on Friday, June 3, 2016. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONDITION:

Stucco needs repair at the lower deck area.

PLUMBING

WATER HEATER:

CONDITION:

Unit is not strapped to California Earthquake Guidelines. Recommend two (2) straps, one third from the top and one third from the bottom of unit, 16 gage metal at least 1.5 inches wide and blocked to less than one inch from strapped wall.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR FILTERS:

Suggest cleaning/changing filter.

GENERAL SUGGESTIONS:

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.
Recommend consider replacement due to age and lack of efficiency.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

2nd floor deck outlet is inoperative - Call a licensed electrician for further evaluation and necessary repairs.

INTERIOR

DOORS:

INTERIOR DOORS:

Missing door stops noted. Sliding glass door on 2nd floor is difficult to operate and needs adjustment.

WINDOWS:

TYPE & CONDITION:

Aluminum, Sliding, Missing window latches in master bedroom and master bath.

Damaged screens noted thru out.

STAIRS & HANDRAILS:

CONDITION:

Front entry stairs and handrails are serviceable, but cosmetics would be improved by painting. Exterior back patio stairs and handrails need repairs - cracked and damaged steps noted - replace cracked steps, prep and paint are needed.

BATHROOMS

BATHROOM AREA:

CONDITION OF SINK:

Left sink is slow to drain - Recommend calling a licensed plumber for further evaluation and necessary repair.

BATHROOM AREA:

CONDITION OF SINK:

The following problems were noted at the drain: Drainage is a bit slower than normal.

GROUNDS

LANDSCAPING:

CONDITION:

Maintenance needed.

RETAINING WALLS:

CONDITION:

Damage/Displacement noted, at rear garage wall. Moisture intrusion noted - Call a specialty contractor for further evaluation and necessary repairs.

PATIO:

CONDITION:

Cracks noted - typical, Color coating would improve the overall appearance. Back stairs and handrails need repair and finish paint.

DECKS:

CONDITION:

Deterioration noted to lower deck surface, Wrought iron railing has rust noted, Repairs needed.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the building and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-listing home inspection. If you have any questions regarding the inspection report or the building, please feel free to call us during regular business hours.

Sincerely,

Mike Maseline

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Stucco.

CONDITION:

Needs repair at the lower deck area.



TRIM:

MATERIAL:

Wood.

CONDITION:

Appears serviceable.

CHIMNEY:

MATERIAL:

Stucco.



CONDITION:

Appears serviceable, Spark arrester noted.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

*ACCESSIBILITY AND
CONDITION:*

No attic hatch provided/no attic present.

ROOF:

STYLE:

Flat/Low.

TYPE:

Composition, and Tile.



ROOF ACCESS:

Viewed from window.

ROOF COVERING STATUS:

Appears serviceable/within useful life for the area which is visible from the upstairs window.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Partial, Appears serviceable.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Undetermined.

CONDITION:

Water meter is located, at the west side of the house. Appears serviceable, Valve is operational, Water pressure appears adequate at 60-80 PSI.



SUPPLY LINES:

MATERIAL:

Combination of materials.

CONDITION:

No leakage is noted, but monitor in the future.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable, Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Gas.



Missing top strap

SIZE:

40 Gallons.

LOCATION:

Closet.

CONDITION:

Flue vent intact, A water shutoff valve is installed. **Unit is not strapped to California Earthquake Guidelines. Recommend two (2) straps, one third from the top and one third from the bottom of unit, 16 gage metal at least 1.5 inches wide and blocked to less than one inch from strapped wall.**

FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION:

Meter located at exterior, System appears serviceable.



HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

The efficiency, design, energy loss, or cleanliness of the duct system is beyond the scope of this inspection.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Forced Air Unit is located in a hall closet.



SYSTEM TYPE:

Forced Air.

FUEL TYPE AND NOTES:

Natural Gas, Electronic ignition is provided.

APPROXIMATE AGE IN YEARS:

30+ years. Typical lifecycle is 10-15 years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational.



PUMP/BLOWER FAN:

Appears serviceable.

VENTING:

Appears serviceable.

<i>AIR PLENUM:</i>	Appears serviceable.
<i>AIR FILTERS:</i>	Suggest cleaning/changing filter.
<i>NORMAL CONTROLS:</i>	Appear serviceable.
<i>GENERAL SUGGESTIONS:</i>	Suggest cleaning/servicing blower motor, pilot light, vent system and burners. Recommend consider replacement due to age and lack of efficiency.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:

110 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND
NOTES:

Hallway.



OF 110 VOLT CIRCUITS:

12.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper, Appears serviceable.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition, except for 2nd floor deck outlet is inoperative - Call a licensed electrician for further evaluation and necessary repairs.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Appears serviceable.

OTHER EXTERIOR DOORS:

Standard side/rear door, Good. Sliding glass is difficult to operate, adjustments needed.

INTERIOR DOORS:

Appears serviceable. Missing door stops noted.

WINDOWS:

TYPE & CONDITION:

Aluminum, Sliding, Missing window latches in master bedroom and master bath. Damaged screens noted thru out.



INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION:

Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION:

Wood, Stone, General condition appears serviceable.



STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Location #1: Upstairs, Prefabricated metal, Damper is operational, appears serviceable.



SMOKE / FIRE DETECTOR:

COMMENTS:

Built - in to alarm system. Resident says they are operational. **Check with alarm company whether or not they have carbon monoxide detection included - New law requirement!** (if not, you will need to install them before sale).

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached, Two car.



ROOF:

CONDITION:

Same as house.

FLOOR:

CONDITION:

Typical cracks noted.



FIRE WALL:

CONDITION:

Damage is noted, Repair any openings with approved materials to restore its fire rating, Moisture intrusion noted - Call a specialty contractor for further evaluation and necessary repairs.



GARAGE DOOR(S):

CONDITION:

Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational.



KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel, Appears serviceable, Faucet is serviceable, Hand sprayer is serviceable.



RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Gas, Electric ignition, Appears serviceable.



VENTILATION:

TYPE AND CONDITION:

Self-filtering microwave. Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Gas, Appear serviceable.



DISHWASHER:

CONDITION:

Appears serviceable, Air gap device or high-loop is present on drain line- Proper.



GARBAGE DISPOSAL:

CONDITION:

Appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.



INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Granite, Appear serviceable, Cabinets appear serviceable.



WALLS/CEILINGS/FLOORS: Walls and ceilings appear serviceable, Floor covering wood, Appears serviceable.

WINDOWS/DOORS: Appear serviceable.

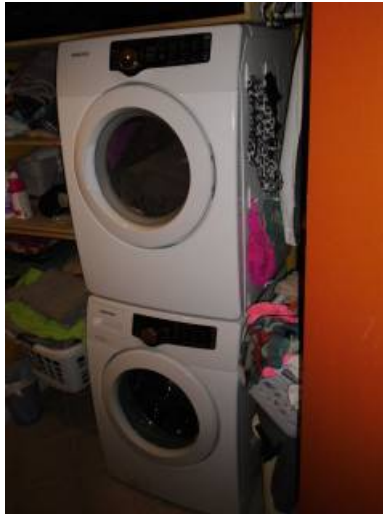
SWITCHES/FIXTURES/OUTLETS Appear serviceable.

:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.



CONDITION: Plumbing appears serviceable, Gas service pipe is provided, Dryer venting is provided.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.



CONDITION OF SINK:

Left sink is slow to drain - Recommend calling a licensed plumber for further evaluation and necessary repair.



CONDITION OF TOILET:

Appears serviceable.

*TUB/SHOWER PLUMBING
FIXTURES:*

Appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

2nd floor.



CONDITION OF SINK:

Appears serviceable, The following problems were noted at the drain: Drainage is a bit slower than normal.

CONDITION OF TOILET:

Appears serviceable.

*TUB/SHOWER PLUMBING
FIXTURES:*

Appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

GROUND S

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Appears serviceable.



SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Cracks noted are typical.

LANDSCAPING:

CONDITION:

Maintenance needed.

RETAINING WALLS:

TYPE:

Masonry.

CONDITION:

Damage/Displacement noted, at rear garage wall.

GRADING:

SITE:

Stair step site, Grade at foundation appears serviceable, Drains are present in the yard.



PATIO:

TYPE:

Concrete.

CONDITION:

Cracks noted - typical, Color coating would improve the overall appearance. Back stairs and handrails need repair and finish paint.



DECKS:

TYPE:

Wood & Concrete.



CONDITION:

Master bedroom wood deck, Appears serviceable. Deterioration noted to lower deck surface, Wrought iron railing has rust noted, Repairs needed.

PATIO/PORCH COVER:

TYPE:

Open design.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Front entry stairs and handrails are serviceable, but cosmetics would be improved by painting. Exterior back patio stairs and handrails need repairs - cracked and damaged steps noted, prep and paint needed.



Additional Photos:



FENCES & GATES:

TYPE:

Wood.



CONDITION:

Good.