

Michael Sedillo Property Inspections

Property Inspection Report



635 Candlewood Street, Brea CA, 92821
Inspection prepared for: Omar & Lindsey E. Martinez
Inspection Date: 9/27/2010 Time: 2:00 pm
Age: 1966 Size: 1700 sq. ft.
Weather: clear/110+ degrees

Inspector: Michael Sedillo
CA General Contractors Lic #838163 ICC Bldg Inspectors Cert #5214501-10 ICC Reinforced
Concrete Inspectors Cert #5214502-48 ACI Concrete Field Testing Tech Cert #01090628
www.michaelsedillo.com www.TheOrangeCountyHomeInspector.com Tel No 949 322 3666

Report Summary

Kitchen		
Page 4 Item: 10	Vent Condition	<ul style="list-style-type: none"> This kitchen does not appear to be equipped with a vent fan for cooking.
Interior Areas		
Page 7 Item: 5	Smoke Detectors	<ul style="list-style-type: none"> No smoke alarms were present on first floor.
Bathrooms		
Page 10 Item: 10	Plumbing	<ul style="list-style-type: none"> The sink stopper handle mechanism is not connected in the 1st floor bathroom. There is a plumbing leak emanating from the ABS (black plastic) drain line in the sink cabinet of the 1st floor bathroom.
Page 10 Item: 11	Showers	<ul style="list-style-type: none"> The shower pan in the 1st floor bathroom shower has some minor grout spalling near the drain.
Page 11 Item: 13	Bath Tubs	<ul style="list-style-type: none"> The grout is spalling on the bathtub rim in the 2nd floor bathroom.
Page 11 Item: 14	Enclosure	<ul style="list-style-type: none"> The sweep on the shower door enclosure is torn at 2nd. floor bathroom.
Bedrooms		
Page 13 Item: 3	Electrical	<ul style="list-style-type: none"> The outlet boxes are loose in the wall in the two bedrooms upstairs, to the left and to the right (not the middle bedroom).
Page 13 Item: 5	Smoke Detectors	<ul style="list-style-type: none"> There are no smoke detectors in the 1st floor bedroom or the middle bedroom on the second floor.
Laundry		
Page 14 Item: 8	Doors	<ul style="list-style-type: none"> Door binds in jamb or floor.
Heat/AC		
Page 14 Item: 1	Heater Condition	<ul style="list-style-type: none"> Unit did not respond to thermostat, recommend evaluation by licensed HVAC technician.
Page 14 Item: 3	Enclosure	<ul style="list-style-type: none"> Evidence of rodent infestation in heater cabinet.
Page 16 Item: 9	Filters	<ul style="list-style-type: none"> The hole that the filter covers appears too small for unit, recommend evaluation by licensed HVAC technician.
Page 16 Item: 10	Thermostats	<ul style="list-style-type: none"> Thermostat does not appear to start unit, suggest having furnace fully inspected by a licensed HVAC technician.
Page 17 Item: 11	Electrical	<ul style="list-style-type: none"> Electrical disconnect box (outside near condensor unit) is detached from wall.
Water Heater		
Page 18 Item: 10	Overflow Condition	<ul style="list-style-type: none"> The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge suddenly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.
Garage		
Page 19 Item: 5	Electrical	<ul style="list-style-type: none"> The two outlets that back up to laundry room do not have power. The two outlet boxes that back up to the bedroom are loose but have power. The ceiling outlet has power.

Page 20 Item: 6	Fire Door	<ul style="list-style-type: none"> The door between the garage & house is not a fire rated door. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gases. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.
Attic		
Page 22 Item: 2	Structure	<ul style="list-style-type: none"> Evidence of rodent infestation in attic.
Page 23 Item: 5	Duct Work	<ul style="list-style-type: none"> Ducting appears to have been replaced but old ducting was not removed from attic. Some ducting may possibly contain asbestos. Recommend a sampling and evaluation by asbestos remediation technician to determine composition of material.
Page 24 Item: 6	Electrical	<ul style="list-style-type: none"> Electrical Box Covers missing which is a potential shock or electrocution hazard. Loose/unsecured wiring observed.
Page 25 Item: 10	Attic condition	<ul style="list-style-type: none"> Debris and discarded ducting left in attic. Rodent droppings observed in attic.
Grounds		
Page 27 Item: 2	Grading	<ul style="list-style-type: none"> The exterior drainage at the right side does not flow away from foundation. Recommend re-grading so that water drains away from building. The pool deck at rear slopes toward house. Recommend installing grate drain in front of double doors at family room.
Page 29 Item: 6	Grounds Electrical	<ul style="list-style-type: none"> Outdoor outlets function well but the conduit is not firmly fixed and is lying loose on the ground.
Page 31 Item: 13	Patio and Porch Condition	<ul style="list-style-type: none"> It was not determined how the corrugated fiberglass patio roof cover drains. Recommend that a garden hose be used to spray water on roof to evaluate its ability to drain. It does not appear to drain poorly however with a freshly painted structure, the track of water flow is not evident.
Pool		
Page 32 Item: 1	Deck Condition	<ul style="list-style-type: none"> The deck is in fair condition, some areas of minor grout spalling were observed, this is when the grout falls out in small pieces. The deck is not correctly graded and the water does not flow away from house but towards the house.
Page 32 Item: 5	Pool Heater Condition	<ul style="list-style-type: none"> Did not operate.
Page 33 Item: 8	Pumps	<ul style="list-style-type: none"> Visible leaking.
Page 33 Item: 11	Timer	<ul style="list-style-type: none"> The timer appears to have been replaced but its functionality was not verified. Suggest full evaluation of pool equipment by licensed C-53 pool contractor due to heaters inability to turn on. The water in both the pool and spa is clear which indicates that the filtration system is functioning. The pool pump does have a drip leak.
Page 33 Item: 14	Electrical	<ul style="list-style-type: none"> Conduit to junction box is broken loose.

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				



Uncovered gas and electrical lines in kitchen island cabinet (cosmetic issue only)

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Vent Condition

Good	Fair	Poor	N/A	None
				X

Observations:

- This kitchen does not appear to be equipped with a vent fan for cooking.



Kitchen stove does not appear to have venting (no hood above or downdraft below)

11. Window Condition

Good	Fair	Poor	N/A	None
X				

12. Floor Condition

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

15. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Sliding glass door facing the pool is difficult to open.

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

17. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electrical outlet box on wall is loose (facing island).

18. GFCI

Good	Fair	Poor	N/A	None
X				

19. Wall Condition

Good	Fair	Poor	N/A	None
X				

Interior Areas

1. Closets

Good	Fair	Poor	N/A	None
X				



Rodent droppings in furnace closet

2. Door Bell

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Double French doors facing pool do not close securely and the weather stripping shows daylight.



French doors at patio do not shut securely and weather stripping shows daylight



Sliding glass patio doors do not slide well and are difficult to open



Door to laundry drags on floor and difficult to open/close

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlet boxes are not securely fastened in wall.



Loose electrical box in kitchen wall



Light switch for laundry room is buried under molding in hallway



Light switch in hallway buried under molding

5. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- No smoke alarms were present on first floor.

6. Window Condition

Good	Fair	Poor	N/A	None
X				

7. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The patio (french doors) facing the pool are not securely installed and the weather stripping has gaps and should be updated.



Daylight shows through weather stripping

8. Screen Doors

Good	Fair	Poor	N/A	None
				X

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

10. Fireplace

Good	Fair	Poor	N/A	None
X				

Observations:

- Damper was opened and closed several times and is functional.
- The gas line is capped off and could not be tested.



Gas service to fireplace is capped off and functionality not verified

Bathrooms

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- There is a void in the drywall mud next to the electrical outlet in the 2nd floor bath.

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

- The bath fan in downstairs bathroom is very noisy. Recommend upgrade.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Mirrors

Good	Fair	Poor	N/A	None
X				

10. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- The sink stopper handle mechanism is not connected in the 1st floor bathroom.
- There is a plumbing leak emanating from the ABS (black plastic) drain line in the sink cabinet of the 1st floor bathroom.



Leak in drain pipe below sink in 1st floor bathroom Drain stopper not connected in 1st floor bathroom sink

11. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- The shower pan in the 1st floor bathroom shower has some minor grout spalling near the drain.



Spalled grout in 1st floor bathroom shower pan

12. Shower Walls

Good	Fair	Poor	N/A	None
X				

13. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:

- The grout is spalling on the bathtub rim in the 2nd floor bathroom.



Spalling grout at 2nd floor bath tub rim



Jets function well at 2nd floor bath tub

14. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The sweep on the shower door enclosure is torn at 2nd. floor bathroom.



Shower door sweep at 2nd floor bathroom is deteriorated



Deteriorated shower door sweep at 2nd floor bathroom

15. Sinks

Good	Fair	Poor	N/A	None
X				

16. Toilets

Good	Fair	Poor	N/A	None
X				

17. Window Condition

Good	Fair	Poor	N/A	None
X				

18. Wall condition

Good	Fair	Poor	N/A	None
X				

Observations:

- There is a small void in the drywall plaster at the light switch in the 2nd. floor bathroom (cosmetic issue).



Void at wall switch in 2nd floor bathroom

Bedrooms

1. Closets

Good	Fair	Poor	N/A	None
X				

2. Doors

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- The outlet boxes are loose in the wall in the two bedrooms upstairs, to the left and to the right (not the middle bedroom).



Loose electrical boxes in bedrooms

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

5. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- There are no smoke detectors in the 1st floor bedroom or the middle bedroom on the second floor.

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Laundry

1. Dryer Vent

Good	Fair	Poor	N/A	None
X				

2. Electrical

Good	Fair	Poor	N/A	None
X				

3. Gas Valves

Good	Fair	Poor	N/A	None
X				

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

5. Plumbing

Good	Fair	Poor	N/A	None
X				

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

8. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door binds in jamb or floor.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Unit did not respond to thermostat, recommend evaluation by licensed HVAC technician.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Evidence of rodent infestation in heater cabinet.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				



Insulation on Refrigerant lines is deteriorated

7. Air Supply

Good	Fair	Poor	N/A	None
X				



View of furnace/closet



Holes cut for air passage appear small, recommend evaluation by HVAC technician

8. Registers

Good	Fair	Poor	N/A	None
X				

9. Filters

Good	Fair	Poor	N/A	None
	X			

Observations:

- The hole that the filter covers appears too small for unit, recommend evaluation by licensed HVAC technician.

10. Thermostats

Good	Fair	Poor	N/A	None
			X	

Observations:

- Thermostat does not appear to start unit, suggest having furnace fully inspected by a licensed HVAC technician.



HVAC did not respond to thermostat, recommend evaluation by HVAC technician

11. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Electrical disconnect box (outside near condensor unit) is detached from wall.



Shutoff switch to AC condenser not secured

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Un-patched wall in water heater closet.



Un-patched wall in water heater closet

3. Combustion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Overflow Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge suddenly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.



TPR valve overflow line should extend to within 6" of base

11. Strapping

Good	Fair	Poor	N/A	None
X				

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

2. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Damaged and missing vinyl tiles noted.



Loose & missing vinyl floor tiles in garage

4. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- The two outlets that back up to laundry room do not have power.
- The two outlet boxes that back up to the bedroom are loose but have power.
- The ceiling outlet has power.



Loose electrical box in garage



No power to two electrical outlets in garage (wall backs to laundry room)

6. Fire Door

Good	Fair	Poor	N/A	None
		X		

Observations:

- The door between the garage & house is not a fire rated door. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gases. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.



Non fire rated door to garage to interior

7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

8. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

9. Garage Opener Status

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				



Roof is in overall good condition

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashing exhibited surface rust, recommend coat of paint on valley flashing and on vent flashings.



Suggest painting of valley flashing at roof to control rust scale (flashing is in satisfactory condition)



Suggest painting of vent flashing to control rust scale (flashing is in satisfactory condition)

3. Chimney

Good	Fair	Poor	N/A	None
X				



Spark arrestor not present at chimney

4. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

5. Vent Caps

Good	Fair	Poor	N/A	None
X				

6. Gutter

Good	Fair	Poor	N/A	None
				X

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in laundry and hatch in middle upper bedroom closet ceiling.

2. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Evidence of rodent infestation in attic.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
	X			

Observations:

• Ducting appears to have been replaced but old ducting was not removed from attic. Some ducting may possibly contain asbestos. Recommend a sampling and evaluation by asbestos remediation technician to determine composition of material.



Un-determined duct material in attic, recommend evaluation for possible asbestos composition

6. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

• Electrical Box Covers missing which is a potential shock or electrocution hazard. Loose/unsecured wiring observed.



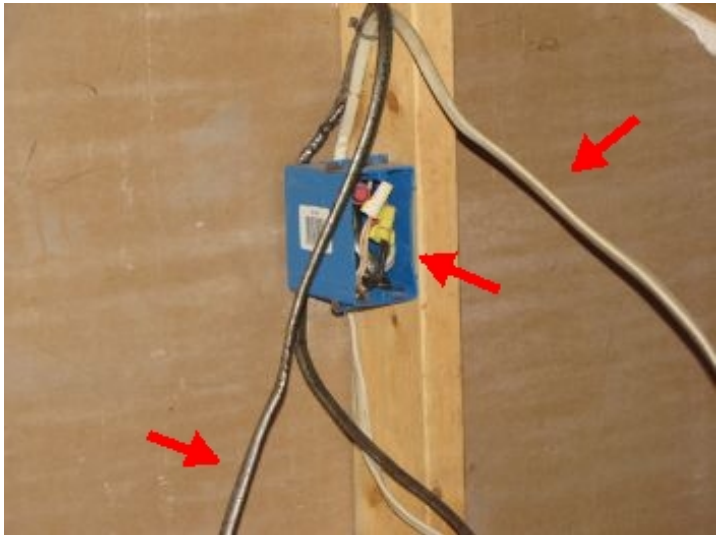
Missing cover plate at light switch box in attic



Cover plate missing at junction box in attic



Missing cover plate and loose wires in attic



Unsecured wires and missing cover plate in attic

7. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

9. Chimney

Good	Fair	Poor	N/A	None
X				

10. Attic condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Debris and discarded ducting left in attic. Rodent droppings observed in attic.



Debris and discarded ducting left in attic



Discarded ducting in attic

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				



French doors affected by improper pool deck drainage

2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
X				

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				



Loose bricks at walkway planter



Loose tiles at walkway planter

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- The exterior drainage at the right side does not flow away from foundation. Recommend re-grading so that water drains away form building.
- The pool deck at rear slopes toward house. Recommend installing grate drain in front of double doors at family room.



Soil at right side of house is not sloped away from foundation



Pool deck is sloped toward house where water collects



Water from pool collects at door threshold, suggest grate drain be installed

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Gate latch needs adjustment.



Gate latch needs adjustment

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None



Deteriorated deck tile at rear patio area

6. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outdoor outlets function well but the conduit is not firmly fixed and is lying loose on the ground.



Unsecured cable wire at patio eave



Area where conduit servicing pool equipment is broken



Conduit servicing pool equipment is broken



Electrical conduit at pool equipment has a broken conduit connection



Outdoor electric functions correctly but is not secured



Gas line to pool equipment and Bar-B-Q is not buried the required 12-18"

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. Main Gas Valve Condition

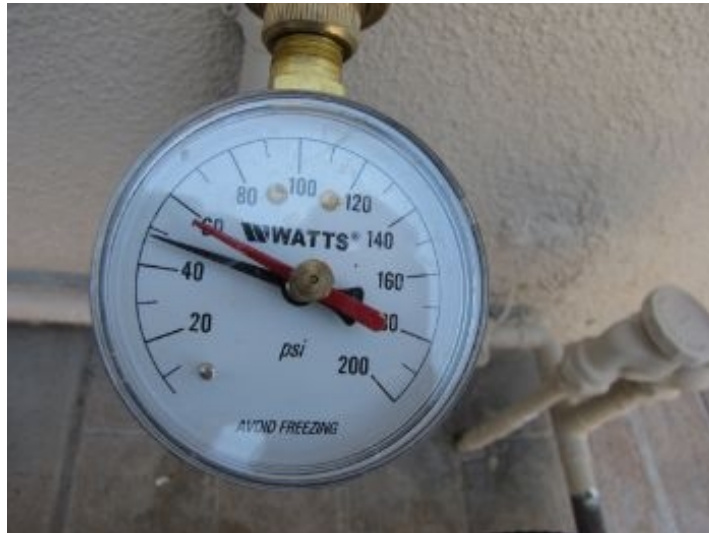
Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Water Pressure

Good	Fair	Poor	N/A	None
X				



Water pressure is good at 58+ psi

11. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

12. Patio Enclosure

Good	Fair	Poor	N/A	None
X				



Corrugated fiberglass patio cover shows no visible means of drainage, suggest water be applied with garden hose to verify that it drains away from connection to house roof, (it may be satisfactory)

13. Patio and Porch Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- It was not determined how the corrugated fiberglass patio roof cover drains. Recommend that a garden hose be used to spray water on roof to evaluate its ability to drain. It does not appear to drain poorly however with a freshly painted structure, the track of water flow is not evident.



Spalling grout at pool deck

14. Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Minor amount of fence board deterioration by pool pump area.



Loose fence board on right side of house



Deterioration of fence boards at pool pump

15. Sprinklers

Good	Fair	Poor	N/A	None
X				

16. Outdoor grille

Good	Fair	Poor	N/A	None



Outdoor grille is plumbed for gas but is not operable

Pool

1. Deck Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- The deck is in fair condition, some areas of minor grout spalling were observed, this is when the grout falls out in small pieces. The deck is not correctly graded and the water does not flow away from house but towards the house.

2. Gate & Fence Condition

Good	Fair	Poor	N/A	None
				X

3. Filter

Good	Fair	Poor	N/A	None
X				

4. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

5. Pool Heater Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Did not operate.

6. Lights

Good	Fair	Poor	N/A	None
X				

7. Pressure Gauge

Good	Fair	Poor	N/A	None
X				

8. Pumps

Good	Fair	Poor	N/A	None
X				

Observations:
 • Visible leaking.



Pool pump has a water leak

9. Structure Condition

Good	Fair	Poor	N/A	None
X				

10. Tile

Good	Fair	Poor	N/A	None
X				

11. Timer

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The timer appears to have been replaced but its functionality was not verified. Suggest full evaluation of pool equipment by licensed C-53 pool contractor due to heaters inability to turn on. The water in both the pool and spa is clear which indicates that the filtration system is functioning. The pool pump does have a drip leak.

12. Water Condition

Good	Fair	Poor	N/A	None
X				

13. Water Fill Unit

Good	Fair	Poor	N/A	None
X				

14. Electrical

Good	Fair	Poor	N/A	None
	X			

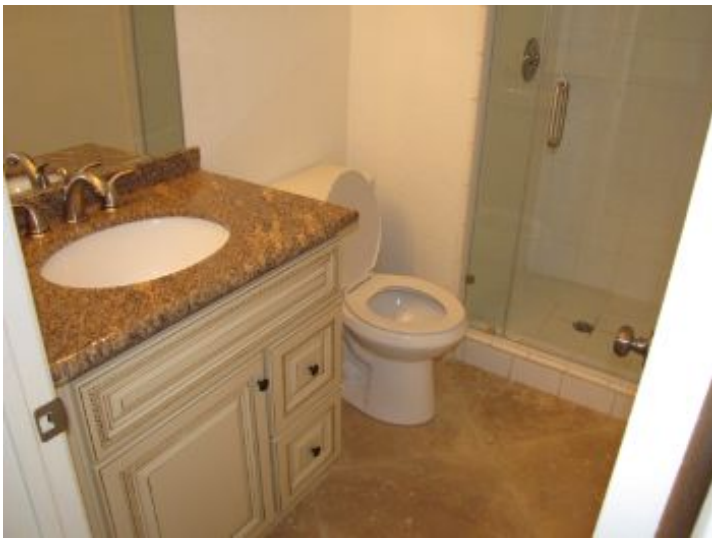
Observations:
 • Conduit to junction box is broken loose.

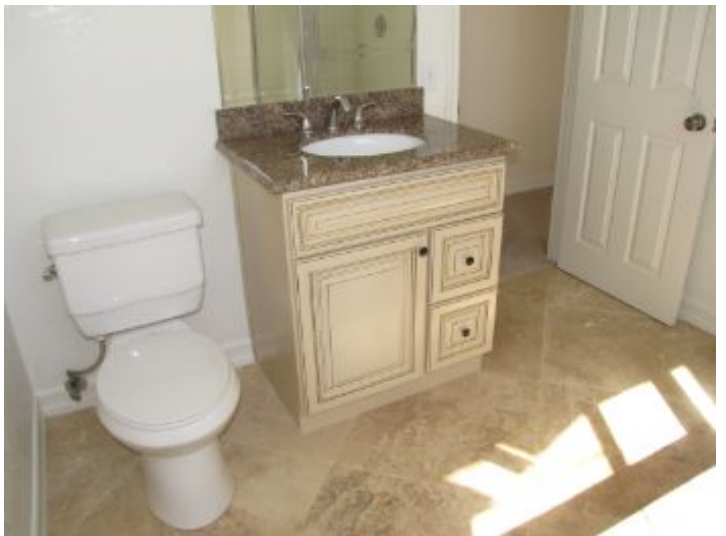
15. GFCI

Good	Fair	Poor	N/A	None
X				

Photos









Residential Earthquake Hazards Report

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Is the house anchored or bolted to the foundation? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. If the house has cripple walls: |
| | | | | a. Are the exterior cripple walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. If the house is built on a hillside: |
| | | | | a. Are the exterior tall foundation walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date