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# JLC HOME INSPECTIONS

## TOXIC MOLD TESTING AND INVESTIGATIONS

### "MOLD P.I."

## INFORMATION ABOUT THIS INSPECTION

REPORT NUMBER: 040123-I2  
DATE: January 23 2004

CLIENTS NAME: Christian Kaplick  
ADDRESS: 21055 Ave Magnifica  
CITY/STATE/ZIP: Lake Forest, Ca 92630

### STRUCTURE INFORMATION

APPROXIMATE AGE: 1986  
APPROXIMATE SIZE: 1400  
STYLE/TYPE: Condo  
BEDROOMS: 3  
BATHROOMS: 2.5  
GARAGE: 2  
MAIN ENTRY FACES: East  
FOUNDATION TYPE: SLAB ON GRADE

### UTILITIES

WATER:	<u>SANTA MARGARITA</u>	NUMBER: <u>949/459-6420</u>
GAS:	<u>SOUTHERN CAL. GAS</u>	NUMBER: <u>800/427-2200</u>
ELECTRIC:	<u>SDGE</u>	NUMBER: <u>800/411-7343</u>
CABLE/PHONE:	<u>COX</u>	NUMBER: <u>949/240-1212</u>
PHONE:	<u>PACIFIC BELL</u>	NUMBER: <u>800/310-2355</u>
TRASH:	<u>WASTE MANAGEMENT/ O.C.</u>	NUMBER: <u>949/642-1191</u>
ASSOCIATION:	<u></u>	NUMBER: <u></u>

### CONDITIONS

WEATHER: Clear  
SOIL: Dry  
TEMP and R.H. 73.4

### OTHER INFORMATION

APPROXIMATE STARTING TIME OF INSPECTION 11:30  
APPROXIMATE ENDING TIME OF INSPECTION 0:00

ATTENDING-  
PEOPLE PRESENT: Agent and Painters  
OCCUPIED: No, all new paint  
INSPECTED BY: JACK CLAUSEN CERTIFIED PROFESSIONAL INSPECTOR (CPI) (CMI)

NOTE: Any statements made in this report pertaining to right,left,front,rear are referenced by standing in the street facing the structure.



## ABOUT YOUR INSPECTION

**DURING YOUR HOME INSPECTION AREAS AND ITEMS INSPECTED WERE JUDGED, COMMENTED ON, AND GIVEN CONSIDERATION AS TO THERE AGE AND CONDITION. IN NO WAY SHOULD THE LACK OF A COMMENT IN THE SUMMARY SECTION BE IMPLIED AS TO AN ITEM BEING IN PERFECT WORKING ORDER. ITEMS WITH COSMETIC DEFECTS, IN MOST CASES NOT NOTED OR COMMENTED ON. ALL ITEMS HAVE A LIFE EXPECTANCY, AND YOUR INSPECTOR IN NO WAY IMPLIES A GUARANTEE AS TO THE LIFE EXPECTANCY OF ANY ITEM.**

**ALL ITEMS LISTED IN THIS REPORT IN BOLD PRINT ARE AREAS OF CONCERN IN THE FIRE, HEALTH, AND SAFETY AREAS AND SHOULD BE REVIEWED CAREFULLY.**

**ITEMS THAT ARE LISTED IN THE COMMENTS SECTION OF EACH AREA SHOULD ALSO BE REVIEWED VERY CAREFULLY AND ACTION TAKEN AT YOUR DISCRETION.**

During your inspection your inspector did not take apart equipment, structures or apply stress or destructive force to any object in the structure. Areas that are hidden or not readily visible and available were not covered as part of this report. This report provides an unbiased visual inspection. JLC Home Inspections are performed with consideration given to the age of the structure. Items commented on as **SAT.** must, in all cases, be considered Satisfactory for the age of the item. Also, items in less than **SAT.** condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. Your report does not include all items covered in the **REAL ESTATE TRANSFER DISCLOSURE STATEMENT FORM TDS-14 OR 11 CALIFORNIA CIVIL CODE 1102.** An attorney and/or Real Estate Agent should be consulted on additional items not included in this report.

## PHOTO DOCUMENTATION

Your report will at times include digitally imaged photos of certain problem areas, should they exist. Also included are general views pictures to establish location and identification.

## TERMS THAT MAY BE USED IN THIS REPORT

<b>NLC</b>	Normal Living Condition	<b>ELECT.</b>	Electrical
<b>NFAM</b>	Normal For Age of Material	<b>A/C</b>	Air Conditioning
<b>NFCC</b>	Normal for California Construction	<b>INT.</b>	Interior
<b>NFAH</b>	Normal For Age of Home	<b>EXT.</b>	Exterior
<b>NTBS</b>	Not To Building Standards	<b>G.F.C.I.</b>	Ground Fault Circuit Interrupter
<b>GV</b>	General View, Establishes location	<b>T.P.R.V.</b>	Temperature Pressure Relief Valve
<b>COS</b>	Cosmetic	<b>PSI</b>	Pounds Per Square Inch
<b>SM</b>	Small	<b>N/A</b>	Not Accessible / Did Not Inspect
<b>LG</b>	Large	<b>REC.</b>	Recommend
<b>APPROX.</b>	Approximately	<b>PRV</b>	Pressure relief Valve
		<b>SYST.</b>	System

**SAT. - Satisfactory:** Indicates the component is functionally consistent with it's original purpose but may show signs of normal wear and tear and deterioration.

**MARG.- Marginal:** Indicates the component will probably require repair or replacement anytime within the next five years.

**POOR:** Indicates the component will need repair or replacement now or in the very near future.

## THE REAL ESTATE AGENT

A special thanks to the Real Estate Agent; for without their hard work, long hours professionalism, this transaction would not be possible. It takes a special person to perform this occupation, devoted to working 24/7 so as not to inconvenience their clients. Thank you, you are appreciated.



# JLC HOME INSPECTIONS

## AND REPAIRS

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed **at the time of the inspection only**. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Any items, that at the time of the inspection were hidden, concealed, camouflaged or difficult to inspect are and should be considered under all circumstances, excluded from the report even when commented on in the report. Any general comments made about these systems or conditions not covered by this inspection are to be considered informational only and do not represent part of the inspection.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: Formaldehyde, lead paint, asbestos, mold, radon, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down, turned off, or otherwise secured; water wells (water quality and quantity) zoning, ordinances, intercom or security systems or heat sensors. This report in no way is to reflect current or past local, city, state or federal building codes or regulations. Any general comments made about these systems or conditions are informational only and do not represent part of the inspection.

This report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Should any disagreement or dispute arise as a result of this report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

# JLC HOME INSPECTIONS

## AND REPAIRS

### GROUNDS

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 the 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.

### EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this report. Minor cracks are typical in many foundations and 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.

### ROOF SYSTEM

The roof inspection 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 forgoing 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.

### FIREWALLS

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. Many times areas of the garage are hidden by personal items and portions of the garage may not be available for inspection.

### LAWN SPRINKLER SYSTEM - WELL WATER

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these test. We suggest you have the sellers instruct you as to the operation of this system. Evaluation of sprinkler systems is not in the scope of this report. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

# JLC HOME INSPECTIONS

## AND REPAIRS

### 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 light 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.

### WATER

Water quality or hazardous materials (lead) testing is available from some inspectors and 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 drainline of proper size terminating within 6 inches of floor level. 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.

### HEATING AND 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**

**NOTE: Asbestos materials have been most commonly used in heating systems prior to 1980**

**NOTE: Asbestos was used in most homes prior to 1980 in many areas of the home. For a list of these none areas consult with your home inspector or an industry expert.**

Determining the presence of asbestos can **ONLY** be performed 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.

# JLC HOME INSPECTIONS

## AND REPAIRS

### INTERIOR

The condition of the walls behind coverings, paneling and furnishings cannot be judged. Only the condition of the visible portions of the 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 the 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.

### KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in icemakers are outside the scope of this inspection. No opinion is offered as to the adequacy of the 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.

### 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.



**JLC HOME INSPECTIONS**

Thank you for choosing JLC Home Inspections. The following pages will outline your home inspection giving you the pertinent information about your new home.

This area is: **ABOUT THE GROUNDS & SURROUNDING AREAS OF YOUR HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

	Avg.	Fair	Poor	
1				<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>
2				Settling cracks noticed in the driveway.
3				Large cracking or lifting noticed in the driveway.
4				Trip hazard or pot holes noticed in driveway.
5	<b>Comments:</b>			
6	The grounds and surrounding areas are the responsibility of the H.O.A., this area was given a cursory check only, not part of the inspection.			
7				Settling cracks noticed in the walkways.
8				Large cracking or lifting noticed in the Walkways.
9				Trip hazard or pot holes noticed in Walkways.
10	<b>Comments:</b>			
11				
12				Small settling cracks noticed in the back yard slab.
13				Deterioration noticed in the wood products of the Decking / Stairs / Steps.
14				Large settling cracks noticed in the back yard slab.
15				Rear slab at same level as main home slab not recommended.
16				
17				Some deterioration noticed in the deck at the rear.
18				I recommend sealing the slab at the foundation to help avoid water getting under the home.
19	<b>Comments:</b>			
20				Deterioration noticed in the wood products of the Patio / Porch / Gazebo.
21				Main supports of the patio cover show signs of deterioration at the base.
22				Cross supports / joists of the patio cover show signs of deterioration.
23				
24				
25	<b>Comments:</b>			
26				
27				Cracking and or loose block / brick noticed in the surrounding walls.
28				Cracking and or loose block / brick noticed in the retaining walls.
29				Rust noticed in the wrought iron fencing. Repairs will be needed
30				Broken / missing areas noticed in the wrought iron fencing. Repairs needed.
31				Gates into back yard do not close properly, repair needed.
32				Any gate or door that lead to a pool or spa must self close and latch and open away from the pool.
33				Latches must be 5 feet or greater in height per code, repairs needed.
34				
35	<b>Comments:</b>			
36				Some drains appear to be higher than needed to catch water, adjustments recommended.
37				Soil level above sill plate. Soil should be removed to avoid water intrusion.
38				No underground drains noticed during this inspection.
39				Trees or shrubs to close to structure and should be cut back.
40				Sprinklers spraying structure, recommend adjustment to avoid water damage.
41				Broken parts of the sprinkler system noticed during the inspection.
42				Tree roots at ground level, causing damage to walkways/fences/retaining walls.
43				Self starter on BBQ does not appear to operate.
44				
45	<b>Other comments about the above areas:</b>			
46				Drip systems and sprinklers were not tested during the inspection.
				Drains were not tested during the inspection.



**JLC HOME INSPECTIONS**

**ABOUT THE FOUNDATION OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

Foundation Type

Slab	X
Raised Block	
Post & Girders	

Foundation	Avg.	Fair	Poor
Slab			
Walls			
Anchor Bolts			
Cripple Wall			
Sub Floor			

Indicates item (s) of possible concern or comment. See summary page for details.	
<input type="checkbox"/>	The majority of the slab can not be checked due to flooring.
<input type="checkbox"/>	Major cracking noticed in the slab during this inspection.
<input type="checkbox"/>	Deterioration noticed in the foundation walls.
<input type="checkbox"/>	No anchor bolts visible during the inspection of this home. All walls enclosed.
<input type="checkbox"/>	No anchor bolts noticed in foundation walls.
<input type="checkbox"/>	No cripple walls noticed during this inspection.
<input type="checkbox"/>	Damaged sub flooring noticed during this inspection.

Other comments about the above areas:

**ABOUT THE POOL AND OR SPA OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

Type	Avg.	Fair	Poor
Pool			
Spa			
Fencing			
Enclosures			

Indicates item (s) of possible concern or comment. See summary page for details.	
<input type="checkbox"/>	Cracking noticed in the pool/spa. Recommend further evaluation by pool expert.
<input type="checkbox"/>	Cracking noticed in the decking around the pool/spa area.
<input type="checkbox"/>	Separation in the pool decking an pool ridge, recommended further review.
<input type="checkbox"/>	Fencing around the pool/spa area not at proper height per current code.
<input type="checkbox"/>	All gates must self close and latch that lead to a pool or spa area, latches must be 5 feet or greater off the ground per code, repairs needed.
<input type="checkbox"/>	Diving board at the pool does not appear to be safe, loose on ground.
<input type="checkbox"/>	Water in pool/spa dirty and unable to inspect properly.
<input type="checkbox"/>	Not all of the buttons at the spa appear to operate I could only get (1) to work
<input type="checkbox"/>	Leaking noticed from the pump at the pool/spa equipment
<input type="checkbox"/>	Leaking noticed at the filter of the pool/spa equipment
<input type="checkbox"/>	Leaking noticed in the pipes of the pool/spa equipment.
<input type="checkbox"/>	Heater for the pool/spa does not appear to operate properly.
<input type="checkbox"/>	The pumps on the spa are not grounded as required, repairs needed.
<input type="checkbox"/>	Electrical line from control box is in the dirt and not protected properly, repairs needed.
<input type="checkbox"/>	Spa jets do not appear to operate.

The above areas do not apply.

Other comments about the above areas:

Due to the item (s)) listed with the pool and or spa, I recommend a licensed pool and spa expert be called to review the areas listed for proper operation and to give a full evaluation.



**JLC HOME INSPECTIONS**

**ABOUT THE EXTERIOR STRUCTURE OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

The exterior structure is the responsibility of the H.O.A., this area was given a cursory check only, not part of the inspection.

Exterior Type									
110	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
111	Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<table border="1"> <tr> <td>Wood</td> <td>Metal</td> <td>Shingles</td> <td>Stone</td> </tr> </table>				Wood	Metal	Shingles	Stone
Wood	Metal	Shingles	Stone						
		<table border="1"> <tr> <td>Avg.</td> <td>Fair</td> <td>Poor</td> </tr> </table>				Avg.	Fair	Poor	
Avg.	Fair	Poor							
<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>									
115	Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
116					Settling cracks in stucco noticed.				
117					Cracking noticed in the stucco, recommended further evaluation by structural engineer.				
118	Sides/Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stains on stucco noticed, recommend installing gutters to avoid water damage.				
119					Wood siding on the home will require paint as soon as possible.				
120					Minor cracking noticed in the stucco.				
121	Eaves/Fascia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eaves/Fascia will require paint as soon as possible.				
122					Deterioration noticed in the eaves at the				
123					Deterioration noticed in the fascia boards at the				
124					Deterioration noticed in the fascia boards and eaves, read the termite report for full details.				
125	Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Damage to the exterior of some doors noticed. Recommend repair replace.				
126									
127									
128									
129	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Damage to the exterior of some door jams/ trim noticed. Recommend repair replace.				
130					Trim around the window frames are in need of paint/repair, recommend as soon as possible.				
131					Window frames are damaged/deteriorated. Recommend repair and paint.				
132					Torn screens noticed on the				
133									
134	Chimneys								
135	Chimney Type								
136	Brick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
137	Precast	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
138	Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
139	Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
140	Block	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
141	Covered/stucco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<table border="1"> <tr> <td>Avg.</td> <td>Fair</td> <td>Poor</td> </tr> </table>				Avg.	Fair	Poor	
Avg.	Fair	Poor							
142	Cracking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
143					Minor cracking noticed in the chimney during the inspection.				
144					Major cracking noticed in the chimney during the inspection.				
145					I recommend a complete chimney inspection by licensed professional.				
146					Precast fire places/ chimneys have been known to have structural problems, I recommend the chimney				
147					be inspected by licensed professional.				
148	Loose brick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loose bricks/block noticed during this inspection.				
149									
150									
151									
152	Spark Arrestor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I recommend installing a spark arrestor on the chimney if burning wood to avoid starting fires.				
153									
154	Other comments about the above areas:								
155									
156									
157									
158									



**JLC HOME INSPECTIONS**

**ABOUT THE ROOF OF YOUR NEW HOME**

159  
160  
161  
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214

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

The roof is the responsibility of the H.O.A., this area was given a cursory check only, not part of the inspection.

**ROOF**

Type	
Cement Tile	
Asphalt	
Shake/Shingle	
Rock/ Rolled	

Roof was viewed from:

Roof
Ladder
Binoculars

Some areas of the roof were not visible do to height/angle/solar panels.

	Avg.	Fair	Poor
Condition			

Indicates item (s) of possible concern or comment. See summary page for details.

Ridge Cap			
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- Missing shingles noticed on
- Deterioration noticed in the roofing materials on this roof. Recommend repair/replace.
- Splitting and curling noticed in the roofing tiles.
- Normal roof material used for the ridge cap on this roof. NTBS
- Patched areas and felt showing in areas on the roof. Recommend repair or replace.
- Visible leaking was noticed during this inspection.
- Evidence of past leaking was seen during this inspection.
- Deterioration noticed in the ridge cap, replacement will be needed soon.
- Ridge cap starting to deteriorate, replacement needed soon in areas.
- Broken roof tiles noticed on the front of the home, replacement needed.( )

Gutters			
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- Damaged / missing downspouts noticed on
- Gutters/downspouts do not divert water away from the structure. Rec., repair.
- I recommend the installation of gutters to avoid water intrusion and damage.
- Gutters are full of debris and need cleaning.
- Gutters loose from the home, repairs needed.
- Downspouts on the gutters are missing and should be replaced.

Flashings			
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- No metal flashings used in some areas of the roof construction, recommend constant review.
- No metal flashings used during the installation of this roof.
- Damage to flashings noticed during this inspection.

Vents			
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- Caps missing on vents.
- Vents do not extend to proper height on roof.

Skylights			
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- Appears as if the skylights are leaking. Recommend further review and repair.

Other comments about the above areas:

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**JLC HOME INSPECTIONS**

**ABOUT THE UTILITIES & OPERATING SYSTEMS**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

Avg.	Fair	Poor
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**Indicates item (s) of possible concern or comment. See summary page for details.**

**Water Main**

New reroute of main copper pipe noticed, this in most cases indicates a break in the line, further

**Main Pressure at:** 55

questions should be asked of the H.O.A.

**Pipe type viewed**

Main water pressure tested less than 55 P.S.I. Rec. increasing pressure to a max. of 80 P.S.I.

Copper

Leak noticed at main water supply, recommend repair.

Galvanized

Hose bib leaking at front/rear.

Plastic

No pressure regulator seen for main water supply.

No backflow restrictor seen on hose bibs, rec. installing.

**Gas Supply**

**Indicates item (s) of possible concern or comment. See summary page for details.**

**Main Gas Valve**

Gas line at rear of home should be capped for safety.

Rear gas valve

Main gas shut off valve is underground, recommend calling gas company.

**Gas leak detection was performed at the following locations. These are the findings of those tests:**

Pass	Fail	Na
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**Indicates item (s) of possible concern or comment. See summary page for details.**

**Water Heater**

**Range / Stove**

No gas leaks were detected at the above locations during time of the inspection.

**Pool Heater**

**Furnace**

A gas leak was detected at the area indicated to the left, the following action took place.

**Gas Dryer**

**BBQ Unit**

**Stub out**

Gas was turned off at the main valve.

**Other**

Gas was turned off at the leak area.

Current owner was informed of the gas leak at the time of the inspection.

The gas company was called at the time of the inspection.

**Main Electrical Service**

**Manufacture of main or sub panel:**

<b>Amps</b>	100	125
	150	200

<b>Challenger</b>	<b>Murray</b>	<b>Crouse Hinds</b>
<b>G.E.</b>	<b>Bryant</b>	<b>Square D</b>
<b>Cutler Hammer</b>	<b>Sylvania</b>	
<b>Zinsco</b>	<b>Stab Lock</b>	

**Volts**

The main panel appears to be grounded

**Main Wire**

The main panel does not appear to be grounded

**Branch Wire**

**Main line**

The following problems were found in the main or sub panels and will need correcting.

**Breakers**

Double tapping noticed in main/sub panel not allowed. Rec. licensed. Professional.

**Fuses**

The wire size and breaker do not match, Breaker needs to be changed to avoid melting wire.

Rust / corrosion noticed in main /sub panel. Rec. licensed professional be consulted.

Evidence of arcing in the main electrical panel, recommend repairs.

Missing knock/s-out in main/sub panel, repairs needed.

220V line does not work.

Wire nutting/tying in main or sub panel not allowed, two line running off one breaker also not

allowed, repairs needed.



**JLC HOME INSPECTIONS**

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The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

**ABOUT THE GARAGE AREA OF YOUR NEW HOME**

**GARAGE**

Garage Door (s)	Avg.	Fair	Poor	Indicates item (s) of possible concern or comment. See summary page for details.						
<b>Main door</b>										
				<table border="1"> <thead> <tr> <th>Wood</th> <th>Fiberglass</th> <th>Metal</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Wood	Fiberglass	Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	Fiberglass	Metal								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
Other Comments				Garage door damaged, unable to test as required. Garage door is warped/cracked/damaged/weathered/ or is deteriorated and will need repair. Unable to test the garage door due to items in the way.						
<b>Hardware</b>										
Safety Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Spring (s) broken on garage door opener, recommend replacement before further use.						
Rollers/ Guides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Springs are not adjusted correctly and need repair/adjustment						
				<input type="checkbox"/> Hardware missing from garage door, repairs recommended.						
<b>Opener</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Only one garage door opener is present on the garage doors.						
				<input type="checkbox"/> Garage door opener is not operating properly and needs adjustment						
				<input type="checkbox"/> Garage door does not operate.						
Other Comments				<input type="checkbox"/> Safety beam on garage door opener has a broken lenses, repairs needed.						
<b>Safety Reverse</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> The pressure setting on the garage door opener needs adjusting to respond sooner to pressure.						
				<input type="checkbox"/> No safety reverse of any kind on the garage door opener (s)), recommend installation of safety devices.						
Other Comments				<input type="checkbox"/> No safety eyes have been installed on this garage door opener, caution should be exercised.						
				<input type="checkbox"/> Safety eyes appear to be higher off the ground than recommended, 8 to 10 inches is recommended.						
Man Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The man door in the garage has missing or damaged hardware and needs repair.						
Fire door	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> The man door in the garage is damage and needs repair or replacement.						
				<input type="checkbox"/>						
				<input checked="" type="checkbox"/> Fire door does not self close/latch and must per code.						
				<input type="checkbox"/> Hole in fire door is a breach in the fire wall, not allowed by law, needs to be replaced.						
Other Comments				<input type="checkbox"/> Fire door is hollow core door and not allowed per fire code. Must be sold core rated @ 1 hour.						
<b>Firewalls</b>										
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Breach in fire wall ceiling. All holes cracks and missing tape must be repaired.						
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Breach in fire wall at water heater, floor and wall. All holes cracks and missing tape must be repaired.						
Bolts Visible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Water stains visible in ceiling of garage, moisture detected, further investigation rec.						
Rafters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Water stains visible in the ceiling of the garage, no moisture detected in ceiling.						
Bolts Visible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Room above	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Possible mold on drywall of garage. Recommend test to determine if mold is present. See information page of this report for further details on mold.						
Cabinets Funct.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Other Comments				<input type="checkbox"/> Water stains on the walls of the garage, no active moisture detected in the wall.						
				<input type="checkbox"/> Water stains on the walls of the garage, active water in wall. Further review recommended.						
<b>Slab</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Unable to view areas of garage due to personal items on floor, against walls, in the rafters or in the cabinets. Areas reported refer to those areas only that were visible and accessible.						
<b>Electrical (428)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
<b>Plumbing</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> The slab in the garage is cracked in some/several places, contact H.O.A.						
				<input type="checkbox"/> The floor of the garage was covered in carpet, unable to inspect.						
<b>Room additions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Unknown if the room addition in garage has the proper permits, this is not in the scope of this inspection.						



**JLC HOME INSPECTIONS**

**ABOUT THE WATER HEATER IN YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

**WATER HEATER**

Brand:

G.E.	SEARS	A.O.SMITH		AMERICAN
STATE	Pro line	RHEEM		BRADFORD WHITE
Hoyt		Reliance		

Type:	Gas		Elec.
Gallons	40		
Age	2000		

	Avg.	Fair	Poor
Overflow line			
Strapping			
Base			
Enclosure			
Venting (465)			
Drafting (465)			
Gas valve (253)			
Plumbing			

<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>
Water heater is old, appears to be beyond it's useful life. Replacement may be needed soon.
The average life of a water heater is about 10 to 12 years old this water heater is a ( )
Overflow line on water heater is not in copper or galvanized and must be per code.
Overflow line on water heater missing, re- install in copper or galvanized pipe only.
Overflow line on water heater not at proper height, (no greater than 6 in. from ground.)
Overflow line on water heater must be secured to a solid object to avoid movement during discharge.
Water heater strapping is not to code, install/replace with type that meets current code.
Water heater needs to be blocked at the walls to limit movement during seismic activity.
Base on water heater shows signs of deterioration/water damage. Repairs recommend.
The water heater was covered in insulation, I was unable to obtain some information.
<b>Gas supply line to water heater is too short/tight. During seismic activity this line could break. Line should be replaced or adjustment made to add slack in the line.</b>
Anytime a water heater is inside a cabinet it must have vent holes top and bottom in the door, repairs needed per local code.
Corrosion noticed on the inlet/exit line on the water heater. Repairs recommended

Other comments about the above areas:

**ABOUT THE FURNACE IN YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

**FURNACE**

Brand:

LENNOX	G.E.	CORSAIRE		COMFORTMAKER
YORK	RHEEM	CARRIER		CONSOLIDATED
Diamond	TRANE	Armstrong		PREMIER

Type:	Gas		Elec.
A/C Condenser unit			
Type:	Gas		Elec.
Random temp:	Avg.	Fair	Poor
tested at	High		Low
Heat	109		98
A/C	57		57

Furnace #  
HAC050NF3RXC

<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>
This furnace is on the recall list of the type of furnaces that has caused fires in peoples homes. I recommend that this furnace not be used until an licensed HVAC tech. has a chance to review the system for safety.
Liquid line at A/C unit needs to be re-wrapped in places.
Gas supply line to furnace is too short and needs to be replaced.
Inside of the furnace / air handler is very dirty, recommend service for cleaning.
Normal live of a furnace is about 25 yr, due to the age I recommend review by a HVAC tech.
Radiant heat/solar systems are not in the scope of this inspection, systems not tested.
Vents on furnace do not extend to proper height.
Tape on plenum not allowed, leaking air, recommend re-taping with approved tape.
Furnace filter hold down bar missing ,filter lifts allowing air to pass during use, repairs needed.
Unable to test A/C in home due to outside air temp, recommend running during walk through.
Type of tape used on the plenum is not approved, re-taping recommended.

Heat exchangers can not be viewed or evaluated by the home inspector. Consult an HVAC technician if you have questions.



**JLC HOME INSPECTIONS**

**MORE ABOUT THE UTILITIES & OPERATING SYSTEMS**

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The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

220V receptacles/lines were found at the following locations and tested.

<input checked="" type="checkbox"/>	Laundry
<input type="checkbox"/>	Workshop
<input type="checkbox"/>	Garage
<input type="checkbox"/>	Outside
<input type="checkbox"/>	Other



The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

The branch circuits in your home were checked for proper operation and continuity. These are the findings and recommendations.

G.F.C.I.'S were found in all critical areas of the home with the exception of:

<input checked="" type="checkbox"/>	All critical areas are equipped with G.F.C.I.'s.
<input type="checkbox"/>	No G.F.C.I.'s in this home. Rec. installing in all areas within 6 feet of a water source.
<input type="checkbox"/>	No G.F.C.I.'s in Garage Recommend installing. (1978 code)
<input type="checkbox"/>	No G.F.C.I.'s in any of the bathrooms. Recommend installing. (1975 code)
<input type="checkbox"/>	No G.F.C.I.'s on the exterior of the home. Recommend installing. (1975 code)
<input type="checkbox"/>	No G.F.C.I.'s in the kitchen. Recommend installing.(1987 6ft) (1996 All)
<input type="checkbox"/>	No G.F.C.I.'s at pool/spa equipment area. Recommend installing.(1975 code)
<input type="checkbox"/>	G.F.C.I. in the is not working properly Recommend repair/replace.

Problems were found at the following locations. All repairs should be performed by a licensed professional.

Location:	Avg.	Fair	Poor	
Outside	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> No problems were detected at the time of the inspection with the branch circuits.
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Receptacle/switch not working or unknown use.
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Receptacle wired in reverse/ hot neutral
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Receptacle is not grounded and can present problems and risk of shock if not repaired.
Family room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Outlets/switches missing cover plates
Bonus room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Electrical run in the ceiling against studs without the proper protection, repairs needed.
Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Extension cord used for power not allowed per code.
Master bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Light in garage not on a switch and must be per code.
2nd bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Live exposed wires noticed, need to be covered or enclosed.
Master bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Missing J-box covers
2nd bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Electrical wiring looks as if it has been done by a non-professional and requires repair.
Hall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Electrical short in the receptacle/switch noticed repairs recommended.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> G.F.C.I. Not working or not working properly at this location, recommend repairs.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Fan not operating properly in this room.
Basic electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Ceiling fan in this room does not operate.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Vent fan does not work in this bathroom.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ABOUT THE SMOKE DETECTORS IN YOUR NEW HOME**

**Smoke Detectors**

	Avg.	Fair	Poor	
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Indicates item (s) of possible concern or comment. See summary page for details.
Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> The smoke detectors in this home are not to current code, one is required in each bedroom, in the hall way, and living room.
Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Smoke detectors are not operating in this room (s)) ( )
Loft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Back up batteries missing in smoke detectors. ( )
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The smoke detectors in this home are hard wired in and should all go off when one goes off.



**JLC HOME INSPECTIONS**

**VENTING AND FILTERS**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

	Avg.	Fair	Poor
Water heater			
Furnace			
Vents/Registers			
Thermostats			
Filters			
Dryer vent			

Indicates item (s) of possible concern or comment. See summary page for details.	
	Could not operate the heating/AC due to
	Gas turned off to water heater, unable to test. (see safety section of information page)
	Water heater appears to be back drafting indicating possible blockage/ improper venting.
	Problems detected, possible carbon monoxide being omitted.
	Furnace does not appear to have a filter in place, recommend installing.
	Bushes/plants too close to A/C coils, recommend cutting back to 8 inches or greater.
	Furnace air filters are dirty and should be changed. Replace with a low micron filter.
	Thermostat loose on wall, repairs needed.
	Furnace appears to be back drafting indicating possible blockage or improper venting.
	Plastic vent pipe on dryer not recommended.
	Dryer vent pipe broken and terminates in attic causing lint, not recommended. Repairs needed
	Vent fan in this bathroom not working.

**ABOUT THE PLUMBING OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

	Avg.	Fair	Poor
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Indicates item (s) of possible concern or comment. See summary page for details.	
	Rust and or corrosion noticed on this sink, repairs needed.
	Chips noticed in this sink, repairs needed.
	This sink appears to be cracked and will need repair or replacement.
	I recommend caulking around the sink area to help avoid water damage below.
	Sink surface is stained.
	Sink stopper missing/inoperative, repair/replacement needed.
	Rust and or corrosion noticed on this faucet, repairs/replacement needed. ( )
	This faucet appears to be leaking during use, repairs needed. ( )
	The majority of the faucets in the home or older and need repair or replacement.
	The majority of the faucets in this home appear to be in marginal to poor condition.
	This faucet is not working properly.
	Shower head leaking when not in use, repairs needed.
	Valves very difficult to operate and leaking, will need repair/replacement.
	The mixer valve is not working properly and needs repair.
	The supply lines to this sink are in marginal/poor condition and may need changing soon.
	The majority of the supply lines for the sinks are original and will need changing soon.
	Rust/corrosion noticed on the L-stops (valves) under this sink and require service/changing.
	Rust/corrosion noticed on L-stops (valves) under most sinks and require service/changing.
	Turn off valves at laundry area leaking/corroded, recommend repair/replacement.
	Valves very difficult to operate and will need repair/replacement.
	Poor (slow) drainage from this area, recommend further review and cleaning. ( )
	Active leak in the drain pipe, repairs needed.
	Corrosion noticed at drain pipes indicating past leakage, no current leaks noticed.
	Corrosion noticed at most drains pipes indicating past leakage, no current leaks noticed.
	Tube diverter not operating properly, repair/replacement needed.
	Active leak in the stopper linkage at the drain pipe of the sink. ( )

	Avg.	Fair	Poor
<b>Sink (s)</b>			
Kitchen			
Bathrooms			
Service tubs			
<b>Faucets/Fixtures</b>			
Kitchen			
Bath Sink (s)			
Bathroom Tub (s)			
Bath Shower (s)			
Service tubs			
Laundry			
<b>Supply Lines/Valves</b>			
Kitchen			
Bathrooms			
Service tubs			
Laundry			
<b>Drainage &amp; Lines</b>			
Kitchen			
Bath Sink (s)			
Bathroom Tub (s)			
Bath Shower (s)			
Service tubs			
Laundry			



**JLC HOME INSPECTIONS**

**ABOUT THE BATHROOMS OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

Avg.	Fair	Poor
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Indicates item (s) of possible concern or comment. See summary page for details.

**Toilets**

506	Master			
507	2nd Master			
508	Hall			
509	Jack & Jill			
510	First Floor Full			
511	Half Bath			
512	Garage			

- Moisture and staining in the floor around both toilets, wax rings in the toilets have leaked causing staining, new wax rings and flooring should be installed.
- Moisture in the floor around the toilet of this room, may be a bad wax ring, repairs needed.
- Toilet loose on floor, repairs needed.
- The toilet in this room does not flush properly.
- Moisture detected in the wall behind this toilet, valve may be leaking.
- Moisture detected in the base board behind this toilet, valve may be leaking.
- Toilet in this room continuously runs, repairs needed.
- Inside workings of this toilet need replacement, not operating as designed.
- Water closet on this toilet is leaking, repairs needed.

**Tub's**

518	Master			
519	2nd Master			
520	Hall			
521	Jack & Jill			
522	First Floor Full			
523	Half Bath			
524	Garage			

- Cracking noticed in the fiberglass of the tub in this bathroom.
- Diverter in shower tub in this bathroom does not operate properly.
- Cracking noticed in the fiberglass of the shower in this bathroom.
- Chipping noticed in the bottom of this tub.
- Re-caulking will be needed at the master bath tub top at the splash guard, some time soon.

**Shower / Walls**

530	Master			
531	2nd Master			
532	Hall			
533	Jack & Jill			
534	First Floor Full			
535	Half Bath			
536	Garage			

- Cracking noticed in the fiberglass of the shower floor in this bathroom.
- Cracking noticed in the fiberglass of the shower walls in this bathroom.
- Deterioration noticed in the tile/grout of these shower walls.
- Higher than normal moisture in shower wall, valve may be leaking.
- Staining in the shower pan in the bathroom.
- Shower pan needs to be re-grouted at the bottom.

**Shower Enclosures**

542	Master			
543	2nd Master			
544	Hall			
545	Jack & Jill			
546	First Floor Full			
547	Half Bath			
548	Garage			
549	Curtin			

- No safety glass insignias on the glass of the shower doors in this bathroom.
- Shower doors in this bathroom do not operate properly, repairs needed.
- Shower door in this bathroom does not close properly, repairs needed.
- Leaking from the shower doors in the master noticed from both sides, repairs needed.



**JLC HOME INSPECTIONS**

**ABOUT THE KITCHEN APPLIANCES OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

	Avg.	Fair	Poor
Range top			
Oven			
Stove vent			
Microwave			
Trash Compactor			
Dishwasher			
Disposal			
Other			
Kitchen Venting			

<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>	
<input type="checkbox"/>	This item does not appear to operate properly and will need repair to do so.
<input checked="" type="checkbox"/>	Oven in poor condition, replacement recommended.
<input type="checkbox"/>	Temp control knobs worn/broken/missing
<input type="checkbox"/>	Microwave does not appear to operate properly, repairs needed.
<input type="checkbox"/>	Trash compactor does not appear to operate properly, repairs needed.
<input type="checkbox"/>	Dishwasher does not appear to operate properly, repairs needed.
<input type="checkbox"/>	Disposal does not appear to operate, repairs needed.
<input type="checkbox"/>	Rusting noticed on the casting of the disposal, repair/replacement may be needed.
<input type="checkbox"/>	Missing or broken hardware on this item, repairs needed ( )
<input type="checkbox"/>	This item was not operated during the inspection due to ( )
<input type="checkbox"/>	
<input type="checkbox"/>	Vent over range top does not appear to operate.
<input type="checkbox"/>	Light over range top does not operate, may be burnt out.
<input type="checkbox"/>	Kitchen vent is self filtering and very dirty.

	Avg.	Fair	Poor
Sink (s) (428)			
Spray Wand:			
Drinking Faucet			
Hot h20 Disp.			
Soap Dispenser:			

<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>	
<input type="checkbox"/>	Spray wand does not work in kitchen.
<input type="checkbox"/>	This item is leaking and will need repair.
<input type="checkbox"/>	The kitchen faucet is in poor condition and may need changing soon.
<input type="checkbox"/>	Rust noticed on the bottom of the kitchen sink.
<input type="checkbox"/>	Spray wand line has damaged mesh.
<input type="checkbox"/>	Spray wand leaking out the bottom causing pool of water under sink, repairs recommended.

**ABOUT THE CABINETS IN YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

	Avg.	Fair	Poor
Cabinets			
Kitchen			
Bathrooms			
Hall way			
Laundry Room			
Garage			
Wet bar			
Butlers Pantry			

<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>	
<input type="checkbox"/>	Most cabinets in the home appear have a normal amount of wear for the age of the home.
<input type="checkbox"/>	Cabinet door (s) are damaged and needs repair.
<input type="checkbox"/>	Cabinet door (s) are miss-aligned and needs repair.
<input type="checkbox"/>	Cabinet door (s) do not close properly and need repair.
<input type="checkbox"/>	Loose/broken hinges/guides on drawers/doors, repairs needed. ( )
<input type="checkbox"/>	Drawer (s) not sliding properly, repairs needed.
<input type="checkbox"/>	Water damage under sink, replacement of damaged materials recommended.
<input type="checkbox"/>	Water damage under sink, bottom board warped, replacement of damaged materials recommended.
<input type="checkbox"/>	Active water leak and damage to building material under sink, mold present, further review and mold testing recommended.
<input type="checkbox"/>	Active water leak and damage to building material under sink, repairs recommended.
<input type="checkbox"/>	Past water damage and mold on the building materials under the kitchen sink, further review and testing recommended.
<input type="checkbox"/>	
<input type="checkbox"/>	





**JLC HOME INSPECTIONS**

**ABOUT THE INTERIOR WALLS OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

Types of materials viewed during this Inspection.

- Drywall
- Plaster
- Paneling
- Wall Paper
- Wood
- Other

Walls	Avg.	Fair	Poor
Kitchen			
Living room			
Family room			
Bonus room			
Office			
Master bedroom			
2nd bedrooms			
Master bathroom			
2nd bathrooms			
Laundry Room			

<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>	
<input type="checkbox"/>	Drywall tape cracks noticed in the walls.
<input type="checkbox"/>	Cracking noticed in the drywall.
<input type="checkbox"/>	Corner bead cracking noticed in the corners of the drywall.
<input type="checkbox"/>	Nail head popping noticed in the drywall.
<input type="checkbox"/>	Hole in wall noticed behind door.
<input type="checkbox"/>	Hole noticed at
<input type="checkbox"/>	Water stains noticed in the wall, further investigation recommended.
<input type="checkbox"/>	Moisture detected in the wall, further investigation recommended
<input type="checkbox"/>	Poor workmanship noticed in the wall.
<input type="checkbox"/>	Water stains and moisture detected in this wall, this moisture may or may not support mold growth
<input type="checkbox"/>	I recommend further investigation and testing to determine the extent of the damage.

**ABOUT THE INTERIOR CEILINGS OF YOUR NEW HOME**

Types of materials viewed during this Inspection.

- Drywall
- Plaster
- Acoustic
- Open Beam
- Wood
- Other

Ceilings	Avg.	Fair	Poor
Kitchen			
Living room			
Family room			
Bonus room			
Office			
Master bedroom			
2nd bedrooms			
Master bathroom			
2nd bathrooms			
Laundry Room			

<b>Indicates item (s) of possible concern or comment. See summary page for details.</b>	
<input type="checkbox"/>	Drywall tape cracks noticed in the ceiling.
<input type="checkbox"/>	Cracking noticed in the drywall in the ceiling.
<input type="checkbox"/>	Nail head popping noticed in the drywall in the ceiling.
<input type="checkbox"/>	Water stains noticed in the ceiling, further investigation recommended.
<input type="checkbox"/>	Moisture detected in the ceiling, further investigation recommended
<input type="checkbox"/>	Patched marks noticed in the ceiling.
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	



**JLC HOME INSPECTIONS**

**ABOUT THE INTERIOR FLOORS OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

Types of materials viewed during this Inspection.

- Tile
- Marble
- Vinyl
- Hardwood
- Carpet
- Area Rugs
- Other

Floors	Avg.	Fair	Poor
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**Indicates item (s) of possible concern or comment. See summary page for details.**

Kitchen			
Living room			
Family room			
Bonus room			
Office			
Master bedroom			
2nd bedrooms			
Master bathroom			
2nd bathrooms			
Laundry Room			

- Chipped areas in the tile flooring noticed in this room.
- Cracking noticed in the floor of the kitchen.
- The carpet in this room has been stained in several areas.
- Cuts or tears noticed in the vinyl floor of this room.
- Loose areas of the hardwood floor noticed in this room.
- Soft areas in the flooring noticed in this room.
- 
- 
- 
- Squeaky areas in the second story sub floor noticed.
- No pan under the washer on the second floor, one should be placed under in case of a leak.

**ABOUT THE FIREPLACES OF YOUR NEW HOME**

Types of fireplaces inspected in this home:

Precast	Stone	Metal insert with masonry fire panels
Block	Brick	Free Standing Steel

Fireplaces	Avg.	Fair	Poor
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**Indicates item (s) of possible concern or comment. See summary page for details.**

Rooms of the home	Avg.	Fair	Poor
Living room			
Family Room			
Bedroom (s))			
Bathroom (s))			
Office			
Outside			
Other			

- The type of fireplace in this room is not designed to burn real wood.
- Log lighter capped
- Soot present in chimney, recommend cleaning.
- Damper stuck open.
- Damper stuck closed
- Doors on fireplace are not working properly.
- Cracking noticed in the back panel of the firebox, replacement recommended.
- Cracking noticed in the back of the fire box, recommend further investigation.
- 
- 
- Glass doors on fireplace do not close properly, repairs needed.
- 
- Cracking and mortar deterioration noticed in this firebox, recommend further review by fireplace specialist.
- Unable to test gas in firebox, no key.



**JLC HOME INSPECTIONS**

**ABOUT THE ATTIC OF YOUR NEW HOME**

The following boxes that are highlighted were checked during this inspection. All other areas either do not apply to this inspection or were not checked due to reasons stated. Defects noticed have highlighted boxes next to comment.

	Avg.	Fair	Poor	Indicates item (s) of possible concern or comment. See summary page for details.
<b>Attic</b>				
<b>INSULATION</b>				Insulation damaged by rodent, droppings noticed, replacement of insulation may be necessary Some insulation has fallen down and will need to be replaced. Insulation appears to be the original, replacement may be needed.
				Due to the age of the home, it is possible for asbestos and lead paint to be in the building materials, read the Info page of this report for more details.
<b>VENTILATION</b>				I recommend installing turbines in the attic/roof to help reduce the attic temperature. Torn/ missing vent screens noticed in the attic, repair recommended to help keep out pests.
<b>EXHAUST VENT</b>				Dryer vent pipe broken and terminates in attic causing lint, not recommended. Repairs needed Crushed exhaust vent pipes noticed in attic that could inhibit air flow, repairs recommended.
<b>DUCT WORK</b>				Crushed HVAC ducting noticed in the attic, repairs recommended. Loose/ disconnected HVAC ducting noticed in the attic, repairs recommended. HVAC duct wrapping is damaged and will require repair. HVAC ducting damaged by animals, repairs recommended.
<b>CHIMNEY</b>				

The structural and framing portion of this inspection is cursory in nature only and is a visual inspection for sagging and / or cracks. We do not in any way represent ourselves as structural engineers. This is a cursory inspection only. I recommend in all cases when a home is on a grade, hill, or embankment, or resides in a liquefaction area to gain the advice of a structural engineer if you are not completely satisfied with the information provided to you.

	Avg.	Fair	Poor	Indicates item (s) of possible concern or comment. See summary page for details.
<b>STRUCTURAL</b>				
<b>FRAMING</b>				Support members have been removed at the firewall in the attic, replacement recommended.
Rafters				
Ceiling joist				
Floor joist				
Walls				Breach in the firewall in the attic, repairs needed to meet fire code.
Girders				No fire wall in the attic between this unit and the units next door, recommended checking with the local fire authority.
Posts				



ITEMS NOT OPERATING PROPERLY		
Areas of concern	Description of Concern	
39	Sprinklers	Broken parts of the sprinkler system noticed during the inspection.
475	Bath Sink (s)	This faucet appears to be leaking during use, repairs needed. ( master, right sink, hot water under ring )
475	Bath Sink (s)	This faucet appears to be leaking during use, repairs needed. ( front both faucets sink )
477	Bath Shower (s)	This faucet appears to be leaking during use, repairs needed. ( master, cold water shower )
544	Hall	Leaking from the shower doors in the master noticed from both sides, repairs needed.
561	Microwave	Microwave does not appear to operate properly, repairs needed.
564	Disposal	Disposal does not appear to operate, repairs needed.
576	Spray Wand:	Spray wand does not work in kitchen.
Special Notes, Recommendations and F.Y.I. Items		
1	The best information about the wood products of your home will be in your termite inspection. Read this report to understand any problems in these areas.	
2	Drip systems and sprinklers are not normally tested during the inspection.	
3	Drains were not tested during the inspection.	
4	Low voltage lights are not in the scope of this inspection.	

\*\*\*\* Some minor repair items or recommendations may be listed above. This may not be a complete list of items needing attention. I recommend you read the entire report.  
 \*\*\*\* Items listed in this report may have inadvertently have been left off the summary sheet.  
 Customer should read the entire report, including the remarks and comments.



## Asbestos and Lead Paint

- 1 Any home built prior to 1981 has the potential of having asbestos and lead paint in the building materials of the home. I recommend to all home buyers that testing be done by qualified persons to determine if these substances exist in the home. Some of the areas that asbestos could be located are: Vent pipes, air ducting, acoustic ceilings and insulation to name a few.
- 2 It is not always possible to visibly see all areas of the home nor is it possible to determine if lead paint or asbestos is present in the home. Asbestos and lead paint can only be positively identified by proper testing.
- 3 Your inspector can at any time for a fee perform testing to determine if lead paint and or asbestos is present in the home. Contact your inspector if you have any questions about these areas or if you wish to have testing done.

## Mold, Mildew, Fungal Spores

- 1 A visual inspection was performed for the presence of mold and or it's red flags. It is impossible to detect mold in the walls, under flooring, in the hidden areas of the ceiling, or to determine the content of air born spores without the proper testing. I recommend in all cases to perform airborne testing within your home to determine if hidden or unknown areas may exist.
- 2 Your inspector can at any time for a fee perform testing to determine if the presence of microbial activity is present in the home. Contact your inspector if you have any questions about these areas or if you wish to have testing done.  
The following are the proper steps that should be taken should a mold problem take place in a home.
- 1 The areas listed should be cleaned by a licensed professional remediation company, experienced in mold abatement.
- 2 In some cases it may be necessary after the cleaning has been done and before any building materials have been replaced, to have the air in the home scrubbed to eliminate any active mold spores. This can be done by your remediation company.
- 3 After the cleaning has been done and before any building materials have been replaced, clearance testing should be done in the home and containment areas to confirm the elimination of all microbial activity. Containment areas should not be taken down until such time when the final test results can be obtained.
- 4 Once clearance has been given, the building materials can be replaced.

## Safety

- 1 Any gas line that was turned off prior to the time of the inspection was not turned on by the inspector.
- 2 Gas valves are not turned on by the inspector for safety reasons.
- 3 Those appliances or items requiring gas and could not be tested because gas was turned off, are not and should not be considered part of this inspection even if in the report it may indicate as such.
- 4 Electrical breakers in main panels and sub-panels are not turned on by the inspector during the inspection for safety reasons, and all circuits leading from those breakers should be considered to be not in the scope of the inspection even if in the report it may indicate as such.

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**Geological and Structural**

1 The structural and framing portion of this inspection is cursory in nature only and is a visual inspection for sagging and / or cracks. We do not in any way represent ourselves as structural engineers. This is a cursory inspection only. I recommend in all cases when a home is on a grade, hill, or embankment, or resides in a liquefaction area to gain the advice of a structural and or geological engineer if you are not completely satisfied with the information provided to you.

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### **JACKS RECOMMENDATIONS**

- 1 I recommend the installation of roof gutters to avoid water intrusion and damage.
- 2 Water purification systems under kitchen sinks has been the cause of many water leaks, caused by broken lines. The small plastic lines are very sensitive to pressure and can be broken loose from the compression fittings very easily. These lines should be protected from items under the sink pushing on them as we store items.
- 3 Water damage and mold can be avoided under your kitchen and bathroom sinks by lining the bottom and 3 inches up the sides and back with a full uncut sheet of linoleum. The linoleum should be glued down using the same type of glue used for flooring. It should also be glued to the sides to help keep in place. In doing this, should you get a water leak under your sink, it will be contained and will not deteriorate the wood or drywall. Keeping the moisture out of the drywall will help avoid future mold from forming.
- 4 Poor drainage can causing water to flow towards structure. Recommend installing a good drainage system.
- 5 Avoid sprinklers spraying the side of your home. Adjust your sprinkler heads away from the stucco or wood siding. Bubbler heads can also be installed in place of normal heads when in smaller areas.
- 6 Builder installed supply lines used are normally the most inexpensive and should be changed to a higher quality steel braided line. These lines are not as likely to break or lea leak when installed properly.
- 7 Shower doors are recommended in shower tubs in all cases to help avoid water damage. Shower curtains often allow water to leak onto the floor and walls and can cause water intrusion and mold problems.
- 8 Ceramic tile is highly recommended on all the bathroom floors to help avoid water damage to the subfloor.
- 9 Water catch pans should be placed under water heaters to catch water should it leak.



# JLC HOME INSPECTIONS

## Invoice

REPORT NUMBER: 040123-I2  
 DATE: January 23 2004  
 CLIENTS NAME: Christian Kaplick  
 ADDRESS: 21055 Ave Magnifica  
 CITY/STATE/ZIP: Lake Forest, Ca 92630

		<u>PAID BY</u>	
Basic Inspection:	<u>\$245.00</u>	Check #	<u>                    </u>
Pool / Spa:	<u>                    </u>	Cash	<u>                    </u>
Crawl Space:	<u>                    </u>	Credit Card	<u>                    </u>
Radon:	<u>                    </u>	Escrow	<u>                    </u>
Mold:	<u>                    </u>	Date Paid:	<u>                    </u>
Well:	<u>                    </u>		
Septic:	<u>                    </u>		
Mold:	<u>                    </u>		
Escrow:	<u>\$50.00</u>		
TOTAL:	<u>\$295.00</u>		

Payment is normally due at the time of inspection. Escrow payments are due at the close of escrow or at the termination of the sale. Please send payments to:

JLC Home Inspections Inc.  
 94 Frontier  
 Trabuco Canyon, Ca 92679  
 949/ 589-8909 949/ 702-4221

Inspected By: \_\_\_\_\_

**Jack Lee Clausen (C.P.I.)**