

Inspection Report Exclusively For: Heesook Park Report Number 3916

RFB PROPERTY INSPECTIONS
 18198 Bryce Ct.
 Fountain Valley, CA 92708
 714-317-3792

Inspection For: Anyone

Inspection Address: Anywhere



Dear Anyone:

At your request, a visual inspection of the above reference property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. An earnest effort was made on your behalf to discover all major visible defects that may affect the value of the property, minor defects are included as a courtesy. The following is an opinion report, expressed as a result of the inspection. Please take time to review the limitations contained in the report. Please be informed that this summary report is only a courtesy, please read the entire report to be fully informed of all defects at the time of the inspection. This inspection follows or exceeds the CREIA/ASHI standards of practice.

You will see the following in the summary report: **SC = Safety Concern**, **FE= Further Evaluation**, **CR = Corrections Recommended**, **RU = Recommended Upgrades**. These conditions are explained in the actual report under Condition Code Definitions. Some of the pictures are included in the actual report.

FINDINGS

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

FOUNDATION AND SUPPORT COMPONENTS

104 FOUNDATION

[FE] The foundation had cracks and some deterioration. Water should be diverted away from the foundation as much as possible. A complete system of gutters and downspouts are highly recommended with drains draining to the street if possible. Drains every 8 feet are also recommended around the home draining to the street as well. Some drains were noted. We recommend testing the drains periodically. A couple of the drains had debris, cleaning recommended. There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles in heavy rains. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation. Flower beds in the front of the home did not have any visible drains as well. When foundations are over 50 years old we always recommend a further evaluation by a Geo-Tech Engineer for structural and drainage issues.

106 PIER(S)

[FE] Some of the piers and posts had deterioration, see the termite report. **[RU]** Piers, posts, beams and general framing were toe nailed together. This is older technology. We recommend upgrading to incorporate approved metal brackets and connectors in the foundation system to perform better during seismic activity.

107 FRAMING

[FE] Some moisture stains and deterioration were noted at various locations, see the termite report for a further evaluation. When moisture stains are noted, mold inspections are recommended.

UNDER-FLOOR VENTILATION

114 VENTILATION

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The crawl space ventilation appeared functional. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically. [CR] Minor damage was noted.

UNDER-FLOOR ACCESS OPENING(S)*115 ACCESSIBILITY*

[FE] The access screen door panels had some damage and did not fit properly. Access openings should be 22 inches by 18 inches high, these were less. Access should be 18 inches high, this was less. Piping in crawl spaces should be at least 12 inches off of dirt, these were less. Access was difficult, corrections recommended.

INSULATION*120 INSULATION*

[RU] There was no visible floor framing or wall framing insulation installed. We recommend installing insulation as an energy conservation upgrade.

EXTERIOREXTERIOR INFORMATION*201 SITE GRADING*

[FE] Steep slopes noted at the back and front of the lot. Ask the association/building department if there has been any problems reported. The slopes appeared functional with no major movement noted. Ample vegetation is recommended. Vegetation appeared over grown in the back, trimming recommended.

SURFACE GRADE, HARDSCAPING AND DRAINAGE*217 DRIVEWAY(S)*

The driveway had cracks and stains noted. Filling cracks is recommended to prevent lifting concrete creating trip hazards. Vehicle gate had some rust. The gate roller was making marks in the driveway. Ask for the car remotes. Button found in the garage on the wall. Ask the age of the unit, average life is 10 years.

219 WALKWAY(S)

The walkways had cracks and stains noted. Filling cracks recommended to prevent lifting concrete creating trip hazards. [SC] Uneven section was noted in the walkway surface at the street. This condition is a trip hazard. We recommend leveling a trip hazard condition. Many people have been injured from trip hazards. Sections of the expansion-joint materials were damaged/deteriorated/missing. We recommend correcting any trip hazard conditions.

220 STEP(S)/STAIR(S)

[CR] There were grout issues noted. Filling voids/cracks recommended.

222 HANDRAIL(S)

[FE] Some rust was noted, painting recommended.

223 MAIN ENTRY

[FE] The entry had minor grout issues. Filling voids and cracks recommended.

224 PATIO(S)

[FE] There were cracks and stains in the patio. We recommend sealing all cracks to help prevent lifting concrete causing trip hazards. [SC] Uneven sections were noted in the patio surface. This condition is a trip hazard. Leveling this condition is the typical remedy.

225 PATIO COVER(S)

RU None.

WALL CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS*238 STUCCO CLADDING*

[FE] This home was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil or grade. The stucco wicks water up out of the soil. We recommend minimizing moisture around the home to help protect the stucco and the foundation from moisture damage. When weep screeds are missing,

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mold inspections are recommended.

239 WOOD SIDING

[FE] Portions of the wood siding lacked adequate clearance from the ground and hardscape. Six inches from dirt and 2 inches from hardscape. These conditions are conducive to moisture intrusion/deterioration. Some patching/deterioration noted. See the termite report.

248 EXTERIOR TRIM

[FE] The visible exterior trim materials appeared mostly functional. Some deterioration was noted in various areas, see the termite report for a further evaluation.

251 LANDSCAPING

[FE] The vegetation and landscaping needs attention. Grass had bare spots. Trees and bushes need trimming. Large trees were noted that could create major damage, a further evaluation by an expert recommended. Some of the trees had metal wrapping, ask the seller why? Trees/large bushes are not recommended too close to the home. We recommend considering removal, as trees/bushes continue to grow in size and damage may occur to the foundation, structure or roof.

252 COMMENTS

[FE] Mail box had some deterioration. Ask for the key.

OUTSIDE THE SCOPE OF THE INSPECTION**257 FENCING/GATE(S)**

[FE] The masonry fencing had minor cracks and chipping noted. Wrought iron and chain link fencing had some deterioration. Pool equipment wood fence had damage. [SC] The left gate did not meet the present pool safety standards. The gate should be self closing and self latching. It should also swing away from the pool area. Alarms at doors and windows leading to the pool area are also required. The vehicle gate should be closed at all times.

259 FOUNTAIN(S)

[FE] The back fountain and river did not function and had no water, ask the seller about this? The pump was disconnected.

266 MALIBU LIGHTING

[FE] The malibu lights did not operate. Some appeared damaged.

265 SPRINKLERS

[FE] Sprinklers are very difficult to inspect. Sprinkler heads are always in need of adjustments, are missing, or are broken/damaged. Underground piping cannot be inspected except for observing possible leaks at the surface. Sprinklers should not spray on the home, fencing, or hardscape. At the time of the inspection sprinklers were turned on at the valves only, timers are not tampered with since settings may be lost. The sprinklers at this time need adjustments, some appeared to be missing, full coverage is not assured. Ask the seller to demonstrate the sprinklers and timers and corrections can be made.

ROOF COVERINGS**ROOF COVERINGS****306 COMP. SHINGLES**

The roof surface appeared mostly functional. Periodic inspection and maintenance is recommended. Ask the seller the age, who installed it and if there are any warranties. Check for the permit?

ROOF DRAINAGE SYSTEMS**317 ROOF DRAINAGE**

[RU] The home did not have a complete system of gutters and downspouts to direct the roof rain water away from the foundation. We recommend adding gutters and downspouts for proper drainage. [CR] The gutters had some debris which restricts proper drainage. We recommend cleaning.

318 DOWNSPOUT(S)

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[CR] Runoff water from the roof discharged next to the home. We recommend the downspouts be routed sufficiently away from the home to prevent ponding, pooling, and saturation of the soil at the foundation.

FLASHINGS**320 FLASHING(S)**

[FE] The flashings had minor cracks. Re-sealing the flashings is typically recommended by a licensed roofing contractor. There are lifted, unsecured and unsealed flashings noted. Paint issues noted. All flashings should be painted to prevent rust/corrosion.

SKYLIGHTS**326 COMMENTS**

[CR] The satellite dishes should be removed. The Cable/satellite Company will not remove them and will not use them since they are typically obsolete.

ATTIC AND ROOF FRAMING**ATTIC/FRAMING INFORMATION****401 ATTIC ACCESS(S)**

The attics were accessible from the left hall and the back hall by the front door entry. [RU] The access opening in the left hall was small according to today's standards. We recommend all openings to be 22 inches x 30 inches for proper access. The attics were difficult to fully access. 12 inch walkways are high recommended. Walkways provide safe access of the attic area. Without safe access damage to wiring, conditioned air ducts, insulation, lights, fans, plumbing pipes, and/or gas pipes may occur. Injury may also occur. Inspection was limited. We also recommended adding accesses by the master and the kitchen. The access panel by the front entry did not fit properly and was plywood instead of drywall.

FRAMING AND SHEATHING**406 ROOF FRAMING**

[FE] Moisture stains were noted on the roof framing at various areas. See the termite report for a further evaluation.

413 COMMENTS

[FE] Possible rodent activity was noted in the attic. We recommend a full evaluation and/or correction by a licensed exterminator.

VENTILATION**416 VENTILATION**

[RU] Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems. Fans recommended as an upgrade.

INSULATION**418 INSULATION**

[RU] The attic space had minimal insulation installed by today's standards. Today's standard is 12 inches thick, this was 6. We recommend installing additional insulation for energy efficiency as an upgrade. [CR] Some of the insulation was out of place/missing in areas. This condition minimizes the overall value of the insulation.

PLUMBING**PLUMBING SYSTEM INFORMATION****502 WATER SHUTOFF**

[FE] The main water shut off was located in the front. Maintenance is recommended periodically by turning and lubricating. The valve handle was damaged. The water pressure was high at 75 PSI. [RU] There was no regulator installed.

WATER SUPPLY PIPING**507 WATER PIPING**

[FE] The galvanized piping at the exterior hose faucets and various areas had some corrosion as well as the valves. Galvanized piping rust/corrodes from the inside out. When corrosion is noted the piping is nearing the end of its useful life. Galvanized piping in the crawl space was disconnected and should have been removed. Copper piping was noted in

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the crawl space and in the bathrooms. There were un-insulated copper water supply pipes. All exposed water supply pipes, hot or cold should be insulated. The cold water lines will get hot in the summer and the hot water lines will get cold in the winter wasting energy. Copper piping in the crawl space was not properly strapped.

DRAIN, WASTE AND VENT PIPING

508 DRAINS

[FE] The drains in the crawl space had major corrosion and leaking. We recommend three plumbing contractors for evaluation and repair pricing comparisons. This could be expensive. The middle bedroom bathroom sink drain was a little slow draining as well.

FAUCETS AND FIXTURES

512 SINK FAUCET(S)

[FE] Minor stains were noted at the faucet in the middle, front, and master bathrooms. Kitchen wand was disconnected. The other faucets were functional.

513 HOSE FAUCET(S)

[FE] The hose faucet on the front left side did not function. [SC] There were no vacuum breakers on the exterior hose faucets. This will prevent a health hazard. [CR] The left back hose faucet was loose.

514 SINK(S)

[FE] Sealant issues were noted at the kitchen and hall bathroom sinks at the counter tops. The stopper mechanism was not functional in the back bathroom. The rest of the sinks were functional.

515 TOILET(S)

[CR] The master toilet did not flush properly. The handle had to be held down longer than usual for the toilet to flush properly in the middle left bedroom bathroom. The toilet leaked water internally and was refilling itself at the right hall bathroom. The toilet seat was loose and stained in the master bathroom.

516 BIDET(S)

[FE] The toilet was running and the bidet did not function. The remote control lights came on but nothing happened, ask the seller to demonstrate. The toilet drain line was leaking in the crawl space and had major corrosion. [SC] Bidet was on an extension chord, this is not permitted.

518 TUB(S)/SHOWER(S)

[FE] The grout/caulking had minor issues in all the tub/shower area. Stains were noted on the master shower ledge. The drain cover was loose in the middle bathroom shower. The stopper mechanism was not functional in the middle bedroom bathroom.

521 ENCLOSURE(S)

The enclosures had safety markings. [FE] An opening was noted at the bottom in the back bathroom enclosure, it may leak. The enclosure in the left middle bedroom bathroom did not seal, it may leak as well.

522 COMMENTS

[FE] The exhaust fans did not work well in the middle bedroom bathroom and master.

FUEL GAS PIPING

523 GAS SHUTOFF

[FE] The supply shutoff appeared re-done, check for the permit?. [RU] There was no emergency shutoff wrench present. We recommend providing a wrench and installing a seismic automatic shut off valve for emergencies.

524 GAS PIPING

[FE] The visible areas of the gas piping had some rust/corrosion, painting of the gas pipes is recommended.

WATER HEATER CONDITIONS

533 VENTING SYSTEM(S)

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[SC] The flue vent pipes on all three were not secured at connections as required. Three screws per connection is required. The flue vent piping was close to combustibile materials on all three. This condition is a fire hazard. Typically 1 to 6 inches is required for proper clearance.

534 SUPPLY PIPING

[CR] The visible water supply connectors appeared functional, they were not fully insulated on all three . It is today's requirement to insulate the exposed water piping both hot and cold. The shutoff valves had some corrosion. If turned they may begin to leak. A further evaluation recommended by a licensed plumbing contractor. [RU] Bonding is recommended. We recommend a licensed plumbing contractor bond the hot, cold, and gas lines together at the water heaters for safety.

535 "T & P" VALVE(S)

[FE] A temperature & pressure relief valve was installed at all three, it should be tested regularly. The TPR pipes were functional.

536 TANK(S)

The three water heater tanks were functional, no leakage noted.

537 SEISMIC BRACING

[SC] The lower seismic straps on all three water heaters were too close to the controls. There should be a 4" inch minimum space between them. The top strap should be installed 1/3rd of the way down or close to it for proper positioning.

[SC] The water heater tanks had a space between them and the walls which will allow movement in heavy seismic conditions. Proper blocking at each strap will help keep the tanks from moving. Blocking should be around 36 inches long bolted into the wall studs according to the strap manufacturer's instructions.

539 ENERGY SUPPLY(S)

The gas shutoff valves and flexible gas connector were functional. [SC] There was no sediment traps as required by the manufacturer.

540 CONTROL(S)

[SC] The temperature controls were set to the "high hot position". Excessively high water temperatures can be dangerous and inefficient. We recommend the temperature setting be lowered to the manufacturer's recommended setting.

543 COMMENTS

The water heaters were older functioning unit. We recommend budgeting for a replacement. Average life is 10 years nationally. Average warranty is 6 years. These units were 10. Left water heater doors need adjustment.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE**545 FUNCTIONAL DRAINAGE**

[FE] Drains have been known to block at any time whether new construction or older properties. We recommend to have a video camera test be performed on the drainage system prior to close of the transaction.

CROSS-CONNECTIONS**547 CROSS-CONNECTIONS**

[SC] Potential cross-connection between potable and non-potable water was located at the sprinkler valves. This condition can contaminate the potable water. The sprinkler valves should be 12 inches higher than any sprinkler head.

ELECTRICAL**SERVICE EQUIPMENT****607 SERVICE WIRING**

[SC] The overhead electrical mast was bent over and may disconnect. Correction recommended immediately by a licensed electrician. Tree branches were in contact with the overhead service entrance cables. Wires could become disconnected in a wind storm. Wire insulation becomes worn as well.

DISTRIBUTION PANELS**613 MAIN PANEL**

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[SC] Some of the breakers were not labeled properly, they were fading. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. The panel cover hinges were loose, repair recommended.

614 WORKMANSHIP

[FE] There were disconnected wires noted, ask an electrician why?

SUBPANEL CONDITIONS**618 ELECTRIC PANEL**

The circuit breakers in the panel were labeled. [FE] Check for the permit for the newer panel.

WIRING TYPES AND METHODS**622 CIRCUIT WIRING**

[SC] There was improper wiring in the attic, garage, and the crawl space. There were junction boxes with too many wires in them, a fire hazard exist. There were junction boxes without covers. There was loose wiring in various areas. There was newer wiring that should have permits. Damage wiring on the back exterior noted.

SWITCHES, RECEPTACLE OUTLETS AND LIGHT FIXTURES**625 SWITCHES**

[SC] The light switches in the home were on an older relay system that appeared not to function properly. Have an electrician evaluate the switching system. This may be expensive to repair/replace. Light switch cover damage by the back driveway parking area.

626 RECEPTACLE(S)

[FE] The furniture blocked full access. The inspector does not move furniture. [RU] Two prong outlets were located. Today's standard is three prong grounded receptacles. There was three prong ungrounded receptacles in various areas. We recommend grounded receptacles in all areas of the home. There were missing receptacles in various areas. Today's requirements are receptacles on the exterior in the front and back of the home, every 12 feet in living areas, every 4 feet at kitchen counters, and at each counter over 12 inches wide. [FE] Loose receptacle box by the vehicle gate noted.

627 LIGHT(S)/FIXTURE(S)

[FE] Some of the lights did not function. Typically changing or adding a light bulb remedies the situation. If not, call a licensed electrical contractor for a further evaluation. The inspector does not change light bulbs. Exterior lights had some rust. The exterior lights should be sealed at the wall to prevent moisture intrusion. Ceiling fan and lights did not function properly. The front right bedroom fan wobbles. Master closet light cover missing.

628 GFCI DEVICE(S)

[SC] Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid 1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation. Bathrooms, kitchens, exterior, garages, laundry areas, and any where moisture could be an issue such as pools, crawl spaces, attics, and wet bars. Today there was no protection at the kitchen receptacle left of the stove, some of the bathrooms, the attic, the crawl space, some of the exterior, and the garage. GFCI reversed at the left hall bathroom.

629 AFCI DEVICE(S)

[RU] There was no AFCI protection provided at the areas where required today. We recommend correcting the condition by providing AFCI protection at the appropriate locations. All living areas should be AFCI protected by today's standard. Type AFCI into your internet search engine and read about the benefits of having this protection.

OUTSIDE THE SCOPE OF THE INSPECTION**631 ALARM SYSTEM**

[FE] This system appeared disconnected. We recommend asking the seller to demonstrate. Typically a \$40 connection and maintenance fee is possible, ask the seller.

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[FE] The system failed to function.

HEATING AND COOLING SYSTEMSHEATING EQUIPMENT AND OPERATION708 *HEATING UNIT(S)*

[FE] The furnace was functional. The manufacturer mandates annual servicing. We recommend having the furnace and related components cleaned and serviced by a licensed heating contractor before the close of escrow if there are no service records for the past year. A clean well-adjusted heating system will save you money on fuel and prolong the life of the furnace and is mandated. The furnace was 2 years old, average life is 20.

710 *HEAT EXCHANGER(S)*

[SC] The heat exchanger was not completely visible to inspect without dismantling the unit, which is beyond the scope of the inspection. Heat exchangers are a concern because if they are damaged it could produce a carbon monoxide problem in the home. This should be inspected by a licensed heating contractor.

714 *VENTING SYSTEM(S)*

[SC] The flue vent piping was close to combustible materials and appeared unprofessional. Vent pipe was open on the roof letting rain water through.

716 *COMMENTS*

[SC] A sediment trap is required on the gas piping. See the manufacturer's instructions.

COOLING EQUIPMENT AND OPERATION723 *CONDENSING UNIT(S)*

[CR] The condensing unit was not elevated 3 inches above the surrounding grade. This condition is conducive to deterioration of the unit. Vegetation was growing around the condensing unit. This condition is conducive to deterioration of the unit and reduces the overall performance. The insulation on the coolant lines had some deterioration. Check for the permit for the unit?

724 *SYSTEM CONDITION(S)*

[FE] The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of 18 degrees. Annual servicing is mandated by the manufacturer, ask the seller for service records. If there are no service records we recommend servicing before the close of escrow. The unit was 10 years old, average life is 15. We have seen them last 40 years.

ENERGY SOURCE CONNECTIONS728 *CENTRAL COOLING EQUIPMENT ENERGY SOURCE CONNECTIONS*

An electrical disconnect was present, in sight of and providing power to the condensing unit. [SC] There was not adequate clearance to the electrical disconnect. The disconnect was difficult/corroded.

CONDENSATE DRAINS730 *CONDENSATE DRAIN(S)*

[FE] Usually the manufacturer requires a trap and vent on the primary condensate drain line to prevent the loss of conditioned air and to guard against the introduction of contamination into the system. [RU] Two condensate drains or a sensor is recommended. This will prevent damage.

CONDITIONED AIR DISTRIBUTION SYSTEMS733 *DUCT CONDITIONS*

The visible areas of the conditioned air ducts appeared functional. [RU] We recommend the ducts to be cleaned every three years. Ask the seller when was the last time they were cleaned.

734 *VENT(S) & GRILL(S)*

[CR] There was little/no air flow from the registers in the middle left bedroom, and the living room area. The master had plastic blocking flow. Living room had a register blocked off.

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AUXILIARY EQUIPMENT

741 WALL A/C UNIT(S)

A wall unit was noted in the garage and did function. Ask the seller the age and if there are any warranties?

FIREPLACES & CHIMNEYSCHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

805 CHIMNEY(S)

[FE] The chimney was a little dirty. We recommend a certified chimney sweep clean the chimney. The flashings at the roof were damaged, leaks are possible. The chimney mortar cap was cracked/damaged/deteriorated. These conditions are conducive to moisture intrusion and deterioration. Repairs recommended.

807 FIREBOX(S)

[FE] The firebox design may let smoke into the room. The gas pipe was also too close to the opening. Openings noted above, repair recommended. Have a Certified Chimney Sweep make a further evaluation. Gas pipe ring at the floor was loose.

808 DAMPERS

The damper door was functional. [SC] There was a gas log set installed in the fireplace. The flue damper was not blocked/clamped in the open position to prevent products of combustion from spilling out into the room.

809 HEARTH EXTENSION(S)

The hearth extension appeared mostly functional. [FE] Grout issues were noted at the tiles.

810 ACCESSORY(S)

[RU] Glass doors are recommended for energy conservation. Permanent screens are recommended if you burn wood.

BUILDING INTERIORBUILDING INTERIOR INFORMATION

902 WALL(S)/CEILING(S)

[FE] Materials: drywall/plaster, wood. Crack noted in the master on the ceiling and wall. Unprofessional patching of the ceiling noted in the dining area. It appears there is some foundation movement. The rest of the home was newly painted and cracks may have been patched properly and were not visible to see. Ask the seller for all disclosures.

903 FLOOR(S)

Materials: tile, simulated wood, [FE] Furniture blocked full viewing. The inspection was limited. Inspector does not move furniture. Trip hazards were noted. Trip hazards are any floor that is not level to the adjoining floor which was noted at the following locations: all entries Stains were noted in the master bathroom toilet area. The threshold was a little loose at the kitchen entry.

WALLS, CEILINGS AND FLOORS

908 CLOSET(S)

[FE] The closet doors were a little difficult to operate in the back left and middle bedrooms. The closet was missing the rod, and shelf in the front right bedroom. The master and middle bedroom closet doors were off the floor track.

910 TILE FLOORING

[FE] Grout issues were noted around the bathroom fixtures, cabinets, sliding glass doors, walls, and around door jambs. Loose tile was noted in the kitchen by the sink. Loose tiles were noted in the bathrooms in various areas. Some chipping was noted in the kitchen in various areas. Damaged tile was noted at the entry design tiles.

912 WOOD FLOORING

[FE] Minor scratches and wear were noted in various areas. Damage was noted at the family room entry. Some damage was noted at the right master closet, and in front of the master sliding glass door. Paint splatters were noted in various areas. The floor had minor squeaks when walked on in various areas.

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[FE] Strike adjustments are recommended in the hall bathroom, front right bedroom, and the middle bedroom, the doors did not latch. The door was warped in the hall bathroom. The door stops were missing in various areas. Door stops are recommended to prevent damage to the walls. The handle lock was not operational in the hall bathroom. The handle lock was missing in the master bathroom. Minor door damage was noted at the bottom in the master bathroom toilet area and in the middle bedroom bathroom. Door patching was noted in the right bedroom. Minor wear was noted on the threshold in the middle bedroom bathroom. The door rattles when closed in the master toilet area, a strike adjustment is recommended. The master bedroom door hits the jamb. Improper spacing noted when the doors were closed in various areas. Door to jamb should have equal spacing and about 1/8th of an inch around the jambs. This sometimes indicates foundation issues/movement.

916 EXTERIOR DOORS

Wood sliding glass doors noted. [FE] All exterior hinged doors should have equal spacing around the jambs. Spacing should be 1/8th of an inch for top and sides. The sliding glass doors in the hall were functional. The right sliding glass door in the hall had small holes on the door. The screen door had some damage and the latch was missing. The sliding glass door at the main entry and master bedroom did not function, the bottom locks were not operational. The left master sliding door had some holes on the trim. The entry sliding screen door had minor damage. The deadbolt was a little difficult to operate at the back door. The weather stripping had some damage. The threshold stripping had some damage. A screen door is recommended. The main entry door was serviceable. [SC] The deadbolt lock in the front door was keyed from both sides. This condition is a safety hazard. We recommend upgrading to a lock with a flip-lever on the inside for emergency egress. Some wear/discoloration was noted on the side door panels. Small holes were noted on the inside trim. the door squeaks as well, lubrication recommended. The weather stripping was serviceable. The deadbolt was serviceable. A handle lock is recommended.

918 CABINETS AND COUNTERS

[FE] Grout issues were noted at the back splashes in all the bathrooms and kitchen. The bottom right cabinet has to be opened from the bottom in the master bedroom. Minor nicks and scratches were noted on the top shelf in the master bedroom. Minor cabinet scratches were noted in the kitchen in various areas. A very minor cabinet scratch was noted in the hall bathroom. A minor nick was noted on the linen cabinet close to the master bedroom. Some patching was noted below the sink at the right and left hall bathrooms. Minor wear was noted on the cabinet in the front bathroom. Unprofessional foam installation was noted on the platform below the middle bathroom sink. Some stains were noted at the interior of the medicine cabinet in the hall bathroom. [RU] A medicine cabinet is recommended in the front bathroom. [FE] Cabinet latch adjustments are recommended above the toilet in the master bathroom. A rodent trap was noted on the platform below the kitchen sink. The pull out drawer below the master sink was noisy.

919 WINDOWS

[FE] Newer windows were noted. Permits are recommended to make sure the windows were installed correctly. You should also check if they were installed by a licensed contractor, and if there are any warranties. No moisture stains were noted around or below the windows which would indicate a poor installation. The windows were functional. The kitchen window was difficult to reach and the screen was damaged. The blind handle was damaged in the master bathroom, hall bath and living room facing the side. The blinds did not go all the way down in various areas. Wood shutters need adjustments. Dirty windows noted opposite the front door.

KITCHEN APPLIANCE & COMPONENT INFORMATION*931 EXHAUST VENT*

The external fan and light functioned. [SC] The visible portion of the exhaust vent ducting was a corrugated flexible material, this type of ducting was not approved for kitchen exhaust vents. Corrugations allow grease to be trapped, and is a possible health, and fire hazard. Solid piping is required. The auto fan button was not operational. Receptacle cover was missing.

932 STOVE/OVEN

[FE] The gas free standing oven/range front right burner did not light the first time. The Average life is 10 years for most appliances. Ask the seller the age, if there are any warranties, and if there are any instruction books for all appliances. The oven was functional. [SC] An anti-tip device is highly recommended at the free standing range when you have small

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children. Children have been known to stand on the oven door, and have been able to tip pans with scalding water over with injuries occurring. This device will stop the range from moving, although the children maybe able to reach the pans above. Caution should be taken. The manufacturer always supplies this device, ask the seller if they have stored it?

933 *DISHWASHER(S)*

[CR] Leakage was noted at the air gap device. The dishwasher was shut down because damage may occur. This condition will only get worse. This is usually caused by food particles blocking the drain line.

934 *DISPOSAL(S)*

[FE] The disposal hums, not functional. [SC] The power cord was not clamped to the disposal as required. This is a safety device which holds the electrical chord in place so it cannot be accidentally pulled out of the disposal. This prevents an electrical shock. Receptacle cover was missing.

935 *MICROWAVE(S)*

The microwave oven was functional and heated water. Minor dings were noted on the outside. A 2006 model noted. The inside racks were missing. Most people do not want a rack since it blocks bigger items, ask the seller if they have the rack?

SMOKE DETECTORS959 *SMOKE ALARM(S)*

[SC] The smoke alarm at the master should be on the upper ceiling. The right hall alarm did not function. Smoke alarms should be checked on a routine basis and the batteries should be changed frequently. Average life is 10 years for many brands, ask the seller the ages. Typically all alarms should be replaced if the ages are unknown. Age labels are now required on the outside of all alarms. Consumer groups are now recommending both ionization and photo electric for better protection. These appeared to be ionization alarms only. Test have proved that ionization alarms do not function in a slow smoldering fire. A carbon monoxide detector is now required at each floor level. None found.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION960 *WASHER SERVICE*

[FE] The washer/dryer was not tested, they are the seller's/tenant's. Ask the seller the ages and if there are any warranties if you are going to receive or purchase the units. The drain connections appeared improper, check for the permit? Valves had corrosion. Rubber hoses noted, steel threaded hoses recommended. The rubber hoses deteriorate faster than the steel threaded hoses.

962 *DRYER VENT(S)*

[FE] The dryer vented to the exterior. Cleaning annually recommended. Ask the seller for cleaning records.

963 *COMMENT*

[CR] Laundry sink was disconnected and loose.

GARAGE COMPONENT & EQUIPMENT CONDITION972 *GARAGE DOOR(S)*

[FE] The garage vehicle door had stains, and made unusual noises when operating, lubrication/adjustment recommended. The weather stripping was missing on the sides and top.

973 *DOOR OPENER(S)*

The automatic garage door opener was operational. Ask the seller for the vehicle remote controls. [SC] The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor.

975 *FIRE DOOR(S)*

[SC] The door rating was not visible by the jamb, it should be a fire-resistant type. It was self closing and self latching. A combination lock was noted, ask the seller to demonstrate. Door spacing at jamb was improper.

976 *COMMENTS*

[FE] Personal items in the garage blocked full viewing. The wiring above the ceiling by the opener was improper, over loaded junction box, loose wiring, and junction boxes without covers. Minor light issues noted. Floor tile may contain

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asbestos.

POOLS & SPASHARDSCAPING AND DRAINAGE*1008 DECKING*

[FE] Cracks/seal deterioration noted in the pool/spa decking. This condition is conducive to moisture intrusion and lifting decks.

1009 COPING

[CR] The caulking between the coping and pool/spa deck surface was cracked/damaged/deteriorated/missing. This condition is conducive to moisture intrusion into concealed spaces.

SWIMMING POOL CONDITIONS*1012 VESSEL*

[FE] The pool surface had stains and some deterioration. We recommend a further evaluation by three pool maintenance companies. This can be expensive to repair/resurface. Settling noted by the spa.

1013 WATERLINE TILES

[FE] The caulking between the coping and waterline tiles had minor cracks. This condition is conducive to moisture intrusion into concealed spaces.

1014 SKIMMER(S)

[FE] We recommend inquiring about any leakage conditions past or present. A hose was noted in the pool. Basket was missing.

1015 POOL LIGHT(S)

[SC] The pool light failed to function.

1016 POOL DRAIN(S)

[SC] The drain cover should be a safety/anti vortex type. Two drains is today's safety standard.

SPA/HOT TUB CONDITIONS*1023 SPA DRAIN(S)*

[SC] The drain covers should be safety/anti vortex type.

1024 WATER JETS

Water flow was noted at the jets. A couple of seats did not have jets.

PUMP(S) & ELECTRICAL INFORMATION*1027 PUMPS*

The pump was functioning. Ask the seller the age and if there are any warranties. Age label was not found. Average life is 10 years.

1029 WATER FILTER

The filter was functioning. Ask the age and if there are any warranties. Average life is 15 years.

1032 HEATER

[FE] The gas heater did not function. Ask the seller the age and if there are any warranties, average life is 15 years. [RU] These are expensive to run, solar is recommended.

1033 EQUIP. BONDING

[FE] Not fully visible.

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Each of these items will likely require further evaluation and repair by the appropriate professionals in the appropriate trades. Obtain competitive estimates for these items.

Thank you for selecting our company to do your property inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Ralph Bertke, Senior Inspector

RFB Property Inspections
714-317-3792

REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in our standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** and **ASHI** standards -- where there are differences between the two we adhere to the strictest. Within the **CREIA** and **ASHI** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code is one source we take into account, but our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

We serve Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino Counties.

This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are *not functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

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A *real estate inspection* includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

CONDITION CODE DEFINITIONS

SAFETY CONCERNS

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate persons "professional in the appropriate trade".

FURTHER EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.

CORRECTIONS RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate persons "professional in the appropriate trades".

RECOMMENDED UPGRADE

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon 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 evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, 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 or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The 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. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

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We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, 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.

All repairs should be done by an appropriate professional in the appropriate trade. This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

CLIENT & SITE INFORMATION

FILE/DATE/TIME

File #0000 Date:0/0/00
Time:11am to 5pm plus 3 hours
writing the report.



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Inspection Report Exclusively For: Heesook Park Report Number 3916

CLIENT NAME

Anyone Report Number 0000.

LOCATION

Anywhere.

WEATHER/SOIL

Weather conditions during the inspection: partly cloudy, 60-70 degrees, and the ground was dry.

BUILDING CHARACTERISTICS**DESCRIPTION**

Single-family residence, 1 story, built in 1959=57 years old.

UTILITIES**UTILITIES**

All utilities on.

OTHER INFORMATION**PEOPLE PRESENT**

People present: clients, child, buyer's agent.

BUILDING OCCUPIED

The home was semi-occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Ralph Bertke, Senior Inspector.

COMMENTS

Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 2 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of escrow.

INTRODUCTORY NOTES**IMPORTANT INFORMATION**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion

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regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.

[NOTE] Shortly before closing you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We strongly suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the house have occurred since your property inspection was performed.

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you.

[NOTE] Square footage of and age of building quoted is information given by other parties in the transaction and is a guide for the inspection company to determine amount of time and the fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1**A. Items to be inspected:**

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

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FOUNDATION AND SUPPORT COMPONENTS

101 FOUNDATION TYPE(S)

Foundation types: raised foundation with a concrete perimeter and interior wood beams supported by concrete piers and wood posts.

104 FOUNDATION

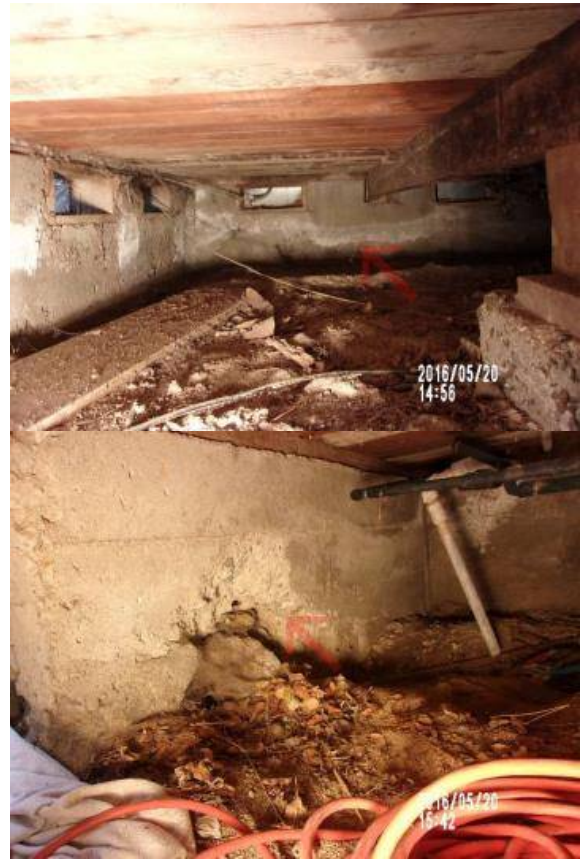
[FE] The foundation had cracks and some deterioration. Water should be diverted away from the foundation as much as possible. A complete system of gutters and downspouts are highly recommended with drains draining to the street if possible. Drains every 8 feet are also recommended around the home draining to the street as well. Some drains were noted. We recommend testing the drains periodically. A couple of the drains had debris, cleaning recommended. There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles in heavy rains. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation. Flower beds in the front of the home did not have any visible drains as well. When foundations are over 50 years old we always recommend a further evaluation by a Geo-Tech Engineer for structural and drainage issues. Cracks noted.



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There was a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles in heavy rains. We recommend the exterior grading and drainage be improved to divert moisture away from the foundation.

Deterioration noted.



106 PIER(S)

[FE] Some of the piers and posts had deterioration, see the termite report.
[RU] Piers, posts, beams and general framing were toe nailed together. This is older technology. We recommend upgrading to incorporate approved metal brackets and connectors in the foundation system to perform better during seismic activity.



107 FRAMING

[FE] Some moisture stains and deterioration were noted at various locations, see the termite report for a further evaluation. When moisture stains are noted, mold inspections are recommended.



UNDER-FLOOR VENTILATION

114 VENTILATION

The crawl space ventilation appeared functional. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically. [CR] Minor damage was noted.

UNDER-FLOOR ACCESS OPENING(S)

115 ACCESSIBILITY

[FE] The access screen door panels had some damage and did not fit properly. Access openings should be 22 inches by 18 inches high, these were less. Access should be 18 inches high, this was less. Piping in crawl spaces should be at least 12 inches off of dirt, these were less. Access was difficult, corrections recommended.



Second access.



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Access panel damage and rust.



Access difficult with piping that should be removed.



INSULATION

120 INSULATION

[RU] There was no visible floor framing or wall framing insulation installed. We recommend installing insulation as an energy conservation upgrade.

SECTION 1

B. The Inspector is not required to:

1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.
2. Determine the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or

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contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION**201 SITE GRADING**

[FE] Steep slopes noted at the back and front of the lot. Ask the association/building department if there has been any problems reported. The slopes appeared functional with no major movement noted. Ample vegetation is recommended. Vegetation appeared over grown in the back, trimming recommended.

202 DRIVEWAY(S)

Materials: concrete.

204 WALKWAY(S)

Materials: concrete, stone, and stepping stones.

205 STEP(S)/STAIR(S)

Materials: stone.

206 MAIN ENTRY

Materials: stone.

207 PATIO(S)

Materials: concrete.

210 SIDING/CLADDING(S)

Materials: stucco and wood siding.

212 EXTERIOR TRIM

Materials: wood.

213 DOORS)

Materials: wood entry, wood sliding glass doors, vinyl back door, wood interior.

214 WINDOW(S)

Materials: vinyl/plastic, horizontal sliding, fixed, double-pane (thermal) windows were present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE**217 DRIVEWAY(S)**

The driveway had cracks and stains noted. Filling cracks is recommended to prevent lifting concrete creating trip hazards. Vehicle gate had some rust. The gate roller was making marks in the driveway. Ask for the car remotes. Button found in the garage on the wall. Ask the age of the unit, average life is 10 years.



219 WALKWAY(S)

The walkways had cracks and stains noted. Filling cracks recommended to prevent lifting concrete creating trip hazards. [SC] Uneven section was noted in the walkway surface at the street. This condition is a trip hazard. We recommend leveling a trip hazard condition. Many people have been injured from trip hazards. Sections of the expansion-joint materials were damaged/deteriorated/missing. We recommend correcting any trip hazard conditions.

Stepping stones noted.

**220 STEP(S)/STAIR(S)**

[CR] There were grout issues noted. Filling voids/cracks recommended.

222 HANDRAIL(S)

[FE] Some rust was noted, painting recommended.

223 MAIN ENTRY

[FE] The entry had minor grout issues. Filling voids and cracks recommended.

224 PATIO(S)

[FE] There were cracks and stains in the patio. We recommend sealing all cracks to help prevent lifting concrete causing trip hazards. [SC] Uneven sections were noted in the patio surface. This condition is a trip hazard. Leveling this condition is the typical remedy.



Trip hazard.



225 PATIO COVER(S)

RU None.

WALL CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

238 STUCCO CLADDING

[FE] This home was built in an era before weep screeds were installed at the bottom edge of the stucco siding, the stucco was extended into the soil or grade. The stucco wicks water up out of the soil. We recommend minimizing moisture around the home to help protect the stucco and the foundation from moisture damage. When weep screeds are missing, mold inspections are recommended.

239 WOOD SIDING

[FE] Portions of the wood siding lacked adequate clearance from the ground and hardscape. Six inches from dirt and 2 inches from hardscape. These conditions are conducive to moisture intrusion/deterioration. Some patching/deterioration noted. See the termite report.



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Patching noted.



248 EXTERIOR TRIM

[FE] The visible exterior trim materials appeared mostly functional. Some deterioration was noted in various areas, see the termite report for a further evaluation.



251 LANDSCAPING

[FE] The vegetation and landscaping needs attention. Grass had bare spots. Trees and bushes need trimming. Large trees were noted that could create major damage, a further evaluation by an expert recommended. Some of the trees had metal wrapping, ask the seller why? Trees/large bushes are not recommended too close to the home. We recommend considering removal, as trees/bushes continue to grow in size and damage may occur to the foundation, structure or roof.



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Damage may occur. Metal noted.



Large trees in the back could cause major damage as well.



252 COMMENTS

[FE] Mail box had some deterioration. Ask for the key.

OUTSIDE THE SCOPE OF THE INSPECTION

257 FENCING/GATE(S)

[FE] The masonry fencing had minor cracks and chipping noted. Wrought iron and chain link fencing had some deterioration. Pool equipment wood fence had damage. [SC] The left gate did not meet the present pool safety standards. The gate should be self closing and self latching. It should also swing away from the pool area. Alarms at doors and windows leading to the pool area are also required. The vehicle gate should be closed at all times.



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Gate hits the concrete and is not to safety standards .

**259 FOUNTAIN(S)**

[FE] The back fountain and river did not function and had no water, ask the seller about this? The pump was disconnected.

266 MALIBU LIGHTING

[FE] The malibu lights did not operate. Some appeared damaged.

**265 SPRINKLERS**

[FE] Sprinklers are very difficult to inspect. Sprinkler heads are always in need of adjustments, are missing, or are broken/damaged. Underground piping cannot be inspected except for observing possible leaks at the surface. Sprinklers should not spray on the home, fencing, or hardscape. At the time of the inspection sprinklers were turned on at the valves only, timers are not tampered with since settings may be lost. The sprinklers at this time need adjustments, some appeared to be missing, full coverage is not assured. Ask the seller to demonstrate the sprinklers and timers and corrections can be made.

**SECTION 2****B. The Inspector is not required to:**

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices

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3. Use a ladder to *inspect systems or components*

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

301 INSPECTION METHOD

The inspector walked on the roof and viewed the accessible roofing components.



302 ROOF COVERING(S)

Materials: composition shingles.

303 ROOF LAYER(S)

1 layer observed.

304 ROOF DRAINAGE

Materials: metal rain gutters.

ROOF COVERINGS

306 COMP. SHINGLES

The roof surface appeared mostly functional. Periodic inspection and maintenance is recommended. Ask the seller the age, who installed it and if there are any warranties. Check for the permit?

ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

[RU] The home did not have a complete system of gutters and downspouts to direct the roof rain water away from the foundation. We recommend adding gutters and downspouts for proper drainage. [CR] The gutters had some debris which restricts proper drainage. We recommend cleaning.



318 DOWNSPOUT(S)

[CR] Runoff water from the roof discharged next to the home. We recommend the downspouts be routed sufficiently away from the home to prevent ponding, pooling, and saturation of the soil at the foundation.



FLASHINGS

320 FLASHING(S)

[FE] The flashings had minor cracks. Re-sealing the flashings is typically recommended by a licensed roofing contractor. There are lifted, unsecured and unsealed flashings noted. Paint issues noted. All flashings should be painted to prevent rust/corrosion.



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Minor cracks and painting issues at various areas. .



SKYLIGHTS

326 COMMENTS

[CR] The satellite dishes should be removed. The Cable/satellite Company will not remove them and will not use them since they are typically obsolete.

SECTION 3

B. The Inspector is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)

The attics were accessible from the left hall and the back hall by the front door entry. [RU] The access opening in the left hall was small according to today's standards. We recommend all openings to be 22 inches x 30 inches for proper access. The attics were difficult to fully access. 12 inch walkways are high recommended. Walkways provide safe access of the attic area. Without safe access damage to wiring, conditioned air ducts, insulation, lights, fans, plumbing pipes, and/or gas pipes may occur. Injury may also occur. Inspection was limited. We also recommended adding accesses by the master and the kitchen. The access panel by the front entry did not fit properly and was plywood instead of drywall.

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402 ROOF FRAMING

Framing types: conventional framing.



403 ROOF SHEATHING

Materials: plywood over skipped sheathing (spaced boards)



404 INSULATION

Materials: fiberglass batts.

405 VENTILATION

Vent types: roof, soffit.

FRAMING AND SHEATHING

406 ROOF FRAMING

[FE] Moisture stains were noted on the roof framing at various areas. See the termite report for a further evaluation.



413 COMMENTS

[FE] Possible rodent activity was noted in the attic. We recommend a full evaluation and/or correction by a licensed exterminator.



VENTILATION**416 VENTILATION**

[RU] Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems. Fans recommended as an upgrade.

INSULATION**418 INSULATION**

[RU] The attic space had minimal insulation installed by today's standards. Today's standard is 12 inches thick, this was 6. We recommend installing additional insulation for energy efficiency as an upgrade. [CR] Some of the insulation was out of place/missing in areas. This condition minimizes the overall value of the insulation.

**SECTION 4****B. The Inspector is not required to:**

1. *Inspect* mechanical attic ventilation systems or components
2. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5

A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE

Materials: not fully visible.

502 WATER SHUTOFF

[FE] The main water shut off was located in the front. Maintenance is recommended periodically by turning and lubricating. The valve handle was damaged. The water pressure was high at 75 PSI. [RU] There was no regulator installed.



503 WATER PIPING

Materials: copper piping where visible.

504 WASTE LINES

Materials: a combination of ABS plastic, cast iron and galvanized piping.

505 GAS SHUTOFF

The gas meter and shutoff valve are located at the front of the home.



WATER SUPPLY PIPING

507 WATER PIPING

[FE] The galvanized piping at the exterior hose faucets and various areas had some corrosion as well as the valves. Galvanized piping rust/corrodes from the inside out. When corrosion is noted the piping is nearing the end of its useful life. Galvanized piping in the crawl space was disconnected and should have been removed. Copper piping was noted in the crawl space and in the bathrooms. There were un-insulated copper water supply pipes. All exposed water supply pipes, hot or cold should be insulated. The cold water lines will get hot in the summer and the hot water lines will get cold in the winter wasting energy. Copper piping in the crawl space was not properly strapped. Galvanized piping in the crawl space blocks access and should have been removed.



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Uninsulated copper piping and straps were missing in various areas.



DRAIN, WASTE AND VENT PIPING

508 DRAINS

[FE] The drains in the crawl space had major corrosion and leaking. We recommend three plumbing contractors for evaluation and repair pricing comparisons. This could be expensive. The middle bedroom bathroom sink drain was a little slow draining as well.



Leaking noted.



509 WASTE PIPING

The waste piping was not fully visible.

510 VENT PIPING

The vent pipes were not fully visible.

FAUCETS AND FIXTURES

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512 SINK FAUCET(S)

[FE] Minor stains were noted at the faucet in the middle, front, and master bathrooms. Kitchen wand was disconnected, The other faucets were functional.

513 HOSE FAUCET(S)

[FE] The hose faucet on the front left side did not function. [SC] There were no vacuum breakers on the exterior hose faucets. This will prevent a health hazard. [CR] The left back hose faucet was loose.

514 SINK(S)

[FE] Sealant issues were noted at the kitchen and hall bathroom sinks at the counter tops. The stopper mechanism was not functional in the back bathroom. The rest of the sinks were functional.

515 TOILET(S)

[CR] The master toilet did not flush properly. The handle had to be held down longer than usual for the toilet to flush properly in the middle left bedroom bathroom. The toilet leaked water internally and was refilling itself at the right hall bathroom. The toilet seat was loose and stained in the master bathroom.

516 BIDET(S)

[FE] The toilet was running and the bidet did not function. The remote control lights came on but nothing happened, ask the seller to demonstrate. The toilet drain line was leaking in the crawl space and had major corrosion. [SC] Bidet was on an extension chord, this is not permitted.

518 TUB(S)/SHOWER(S)

[FE] The grout/caulking had minor issues in all the tub/shower area. Stains were noted on the master shower ledge. The drain cover was loose in the middle bathroom shower. The stopper mechanism was not functional in the middle bedroom bathroom.

521 ENCLOSURE(S)

The enclosures had safety markings. [FE] An opening was noted at the bottom in the back bathroom enclosure, it may leak. The enclosure in the left middle bedroom bathroom did not seal, it may leak as well.

522 COMMENTS

[FE] The exhaust fans did not work well in the middle bedroom bathroom and master.

FUEL GAS PIPING**523 GAS SHUTOFF**

[FE] The supply shutoff appeared re-done, check for the permit?. [RU] There was no emergency shutoff wrench present. We recommend providing a wrench and installing a seismic automatic shut off valve for emergencies.

524 GAS PIPING

[FE] The visible areas of the gas piping had some rust/corrosion, painting of the gas pipes is recommended.

WATER HEATER INFORMATION

527 LOCATION(S)

Front left exterior closet with the furnace, the back left exterior closet by the master, and by the dining room in an exterior closet.

By the master.



By the dining room.



528 BRAND NAME(S)

General Electric for all three.

529 APPROX. AGE(S)

10 for all three.

530 SIZE / GALLONS

50 gallon for all three.

531 ENERGY TYPE(S)

Natural gas for all three.

WATER HEATER CONDITIONS

533 VENTING SYSTEM(S)

[SC] The flue vent pipes on all three were not secured at connections as required. Three screws per connection is required. The flue vent piping was close to combustible materials on all three. This condition is a fire hazard. Typically 1 to 6 inches is required for proper clearance.



534 SUPPLY PIPING

[CR] The visible water supply connectors appeared functional, they were not fully insulated on all three. It is today's requirement to insulate the exposed water piping both hot and cold. The shutoff valves had some corrosion. If turned they may begin to leak. A further evaluation recommended by a licensed plumbing contractor. [RU] Bonding is recommended. We recommend a licensed plumbing contractor bond the hot, cold, and gas lines together at the water heaters for safety.



535 "T & P" VALVE(S)

[FE] A temperature & pressure relief valve was installed at all three, it should be tested regularly. The TPR pipes were functional.

536 TANK(S)

The three water heater tanks were functional, no leakage noted.

537 SEISMIC BRACING

[SC] The lower seismic straps on all three water heaters were too close to the controls. There should be a 4" inch minimum space between them. The top strap should be installed 1/3rd of the way down or close to it for proper positioning. [SC] The water heater tanks had a space between them and the walls which will allow movement in heavy seismic conditions. Proper blocking at each strap will help keep the tanks from moving. Blocking should be around 36 inches long bolted into the wall studs according to the strap manufacturer's instructions.

538 COMBUSTION AIR

A combustion air supply for the water heaters was present and adequate. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

539 ENERGY SUPPLY(S)

The gas shutoff valves and flexible gas connector were functional. [SC] There was no sediment traps as required by the manufacturer.

540 CONTROL(S)

[SC] The temperature controls were set to the "high hot position". Excessively high water temperatures can be dangerous and inefficient. We recommend the temperature setting be lowered to the manufacturer's recommended setting.

543 COMMENTS

The water heaters were older functioning unit. We recommend budgeting for a replacement. Average life is 10 years nationally. Average warranty is 6 years. These units were 10. Left water heater doors need adjustment.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE
544 FUNCTIONAL FLOW

A number of fixtures were operated simultaneously with a functional water flow.

545 FUNCTIONAL DRAINAGE

[FE] Drains have been known to block at any time whether new construction or older properties. We recommend to have a video camera test be performed on the drainage system prior to close of the transaction.

CROSS-CONNECTIONS
547 CROSS-CONNECTIONS

[SC] Potential cross-connection between potable and non-potable water was located at the sprinkler valves. This condition can contaminate the potable water. The sprinkler valves should be 12 inches higher than any sprinkler head.

SECTION 5**B. The Inspector is not required to:**

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL
SECTION 6**A. Items to be inspected:**

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting *fixtures*.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE

Overhead.

602 MAIN PANEL

Located at the rear of the home.



603 SERVICE RATING

120/240 volt system, rated at 200 Amperes.

604 SERVICE WIRING

Materials: copper.

605 CIRCUIT WIRING

Materials: copper.

606 DISCONNECT TYPE

Circuit breakers.

SERVICE EQUIPMENT

607 SERVICE WIRING

[SC] The overhead electrical mast was bent over and may disconnect. Correction recommended immediately by a licensed electrician. Tree branches were in contact with the overhead service entrance cables. Wires could become disconnected in a wind storm. Wire insulation becomes worn as well.



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Tree hits the wire.



608 CAPACITY

The electrical system capacity appeared adequate for the structure.

SERVICE EQUIPMENT AND GROUNDING

610 GROUND TYPE(S)

[FE] The ground connections were not fully visible.

DISTRIBUTION PANELS

613 MAIN PANEL

[SC] Some of the breakers were not labeled properly, they were fading. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. The panel cover hinges were loose, repair recommended.



614 WORKMANSHIP

[FE] There were disconnected wires noted, ask an electrician why?



SUBPANEL INFORMATION

615 LOCATION

Garage.



616 PANEL RATING

120/240 volt, rated at 50 Amperes.

617 DISCONNECT TYPE

Circuit breakers.

SUBPANEL CONDITIONS

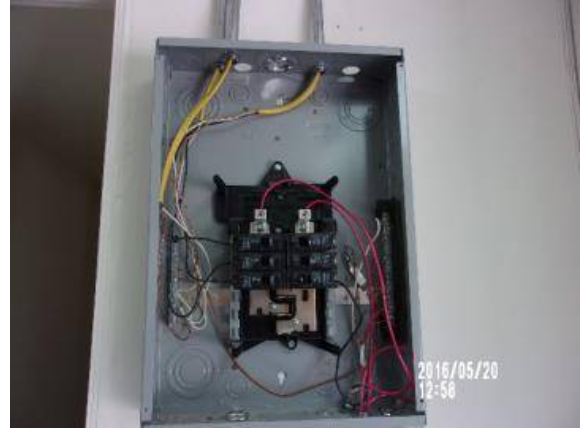
618 ELECTRIC PANEL

The circuit breakers in the panel were labeled. [FE] Check for the permit for the newer panel.



619 WORKMANSHIP

The wiring within the panel appeared serviceable.

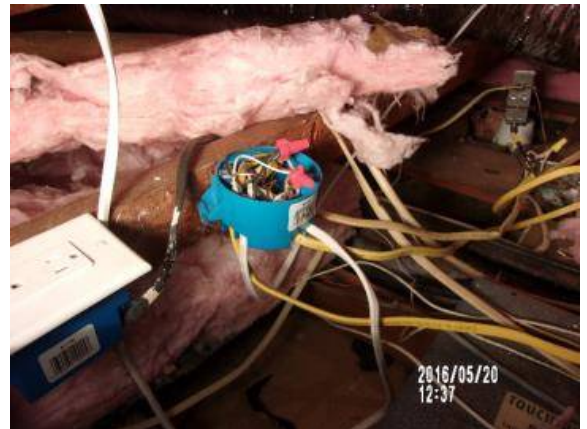
**WIRING TYPES AND METHODS****621 WIRING TYPE(S)**

Materials: romex, flex and conduit was noted.

622 CIRCUIT WIRING

[SC] There was improper wiring in the attic, garage, and the crawl space. There were junction boxes with too many wires in them, a fire hazard exist. There were junction boxes without covers. There was loose wiring in various areas. There was newer wiring that should have permits. Damage wiring on the back exterior noted.

Loose wiring.



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Improper.



Over loaded.



Damaged wiring/box at the back exterior.



SWITCHES, RECEPTACLE OUTLETS AND LIGHT FIXTURES

624 DOOR BELL

The door bell functioned when the button was operated.

625 SWITCHES

[SC] The light switches in the home were on an older relay system that appeared not to function properly. Have an electrician evaluate the switching system. This may be expensive to repair/replace. Light switch cover damage by the back driveway parking area.



Older switches not functioning properly.



Old switch box relay system needs evaluation by a licensed electrician.

**626 RECEPTACLE(S)**

[FE] The furniture blocked full access. The inspector does not move furniture. [RU] Two prong outlets were located. Today's standard is three prong grounded receptacles. There was three prong ungrounded receptacles in various areas. We recommend grounded receptacles in all areas of the home. There were missing receptacles in various areas. Today's requirements are receptacles on the exterior in the front and back of the home, every 12 feet in living areas, every 4 feet at kitchen counters, and at each counter over 12 inches wide. [FE] Loose receptacle box by the vehicle gate noted.

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627 LIGHT(S)/FIXTURE(S)

[FE] Some of the lights did not function. Typically changing or adding a light bulb remedies the situation. If not, call a licensed electrical contractor for a further evaluation. The inspector does not change light bulbs. Exterior lights had some rust. The exterior lights should be sealed at the wall to prevent moisture intrusion. Ceiling fan and lights did not function properly. The front right bedroom fan wobbles. Master closet light cover missing.

628 GFCI DEVICE(S)

[SC] Ground fault circuit interrupter devices (GFCI) afford additional protection against electrical shock. GFCI protection is typically found in homes built from the mid 1970's in areas where electrical receptacles are located near sources of water. Local building codes vary as to where these devices or their protection feature are required and when the requirement began. We have identified areas that are appropriate for GFCI installation. Bathrooms, kitchens, exterior, garages, laundry areas, and any where moisture could be an issue such as pools, crawl spaces, attics, and wet bars. Today there was no protection at the kitchen receptacle left of the stove, some of the bathrooms, the attic, the crawl space, some of the exterior, and the garage. GFCI reversed at the left hall bathroom.

629 AFCI DEVICE(S)

[RU] There was no AFCI protection provided at the areas where required today. We recommend correcting the condition by providing AFCI protection at the appropriate locations. All living areas should be AFCI protected by today's standard. Type AFCI into your internet search engine and read about the benefits of having this protection.

OUTSIDE THE SCOPE OF THE INSPECTION**631 ALARM SYSTEM**

[FE] This system appeared disconnected. We recommend asking the seller to demonstrate. Typically a \$40 connection and maintenance fee is possible, ask the seller.

632 INTERCOM

[FE] The system failed to function.

637 COMMENTS

[FE] Timers mostly not operational, have the seller demonstrate.

SECTION 6**B. The Inspector is not required to:**

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems .

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S)

The unit was located in an exterior closet at the front left side.



702 BRAND

Trane.

703 APPROX. AGE

2

704 TYPE & FUEL

Forced air natural gas fired system.

705 APPROX. BTU(S)

60-70,000 btu's.

706 FILTER TYPE(S)

Electronic.

HEATING EQUIPMENT AND OPERATION

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707 SUPPLY PLENUM(S)

The supply air plenum appeared functional.

708 HEATING UNIT(S)

[FE] The furnace was functional. The manufacturer mandates annual servicing. We recommend having the furnace and related components cleaned and serviced by a licensed heating contractor before the close of escrow if there are no service records for the past year. A clean well-adjusted heating system will save you money on fuel and prolong the life of the furnace and is mandated. The furnace was 2 years old, average life is 20.

709 BURNER(S)

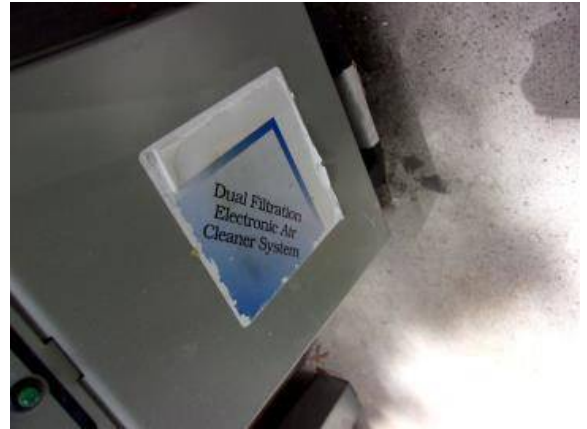
The burner flames appeared typical for this type of unit.

710 HEAT EXCHANGER(S)

[SC] The heat exchanger was not completely visible to inspect without dismantling the unit, which is beyond the scope of the inspection. Heat exchangers are a concern because if they are damaged it could produce a carbon monoxide problem in the home. This should be inspected by a licensed heating contractor.

711 FILTER/BLOWER

The electronic air filtering system was noted and appeared functional.

**712 RETURN PLENUM(S)**

The return air ducting appeared functional.

713 COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

714 VENTING SYSTEM(S)

[SC] The flue vent piping was close to combustible materials and appeared unprofessional. Vent pipe was open on the roof letting rain water through.



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Open at roof, rain water can enter.



715 THERMOSTAT(S)

The thermostat was operated and the system responded.

716 COMMENTS

[SC] A sediment trap is required on the gas piping. See the manufacturer's instructions.

AIR CONDITIONING SYSTEM INFORMATION

717 LOCATION(S)

The unit was located on the left side of the home.



718 BRAND

Trane.

719 APPROX. AGE(S)

10.

720 SYSTEM TYPE(S)

"Split system" The condensing unit and evaporator coils were at different locations.

721 APPROX. SIZE(S)

5 ton.

COOLING EQUIPMENT AND OPERATION

723 CONDENSING UNIT(S)

[CR] The condensing unit was not elevated 3 inches above the surrounding grade. This condition is conducive to deterioration of the unit. Vegetation was growing around the condensing unit. This condition is conducive to deterioration of the unit and reduces the overall performance. The insulation on the coolant lines had some deterioration. Check for the permit for the unit?

724 SYSTEM CONDITION(S)

[FE] The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of 18 degrees. Annual servicing is mandated by the manufacturer, ask the seller for service records. If there are no service records we recommend servicing before the close of escrow. The unit was 10 years old, average life is 15. We have seen them last 40 years.

ENERGY SOURCE CONNECTIONS**728 CENTRAL COOLING EQUIPMENT ENERGY SOURCE CONNECTIONS**

An electrical disconnect was present, in sight of and providing power to the condensing unit. [SC] There was not adequate clearance to the electrical disconnect. The disconnect was difficult/corroded.

CONDENSATE DRAINS**730 CONDENSATE DRAIN(S)**

[FE] Usually the manufacturer requires a trap and vent on the primary condensate drain line to prevent the loss of conditioned air and to guard against the introduction of contamination into the system. [RU] Two condensate drains or a sensor is recommended. This will prevent damage.

CONDITIONED AIR DISTRIBUTION SYSTEMS**732 DUCT TYPE(S)**

Insulated flexible ducting.

733 DUCT CONDITIONS

The visible areas of the conditioned air ducts appeared functional. [RU] We recommend the ducts to be cleaned every three years. Ask the seller when was the last time they were cleaned.

734 VENT(S) & GRILL(S)

[CR] There was little/no air flow from the registers in the middle left bedroom, and the living room area. The master had plastic blocking flow. Living room had a register blocked off.

AUXILIARY EQUIPMENT**741 WALL A/C UNIT(S)**

A wall unit was noted in the garage and did function. Ask the seller the age and if there are any warranties?

**SECTION 7****B. The Inspector is not required to:**

1. *Inspect* heat exchangers or electrical heating elements.

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2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

FIREPLACES & CHIMNEYS

SECTION 8

A. Items to be *inspected*:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

801 LOCATION(S)

Living room.



802 UNIT TYPE(S)

Materials: masonry fireplace.

803 FUEL TYPE(S)

Gas and/or wood burning.

804 CHIMNEY(S)

Materials: brick chimney with a tile flue.

CHIMNEYS, SPARK ARRESTORS, FIREBOXES, DAMPERS AND HEARTH EXTENSIONS

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805 CHIMNEY(S)

[FE] The chimney was a little dirty. We recommend a certified chimney sweep clean the chimney. The flashings at the roof were damaged, leaks are possible. The chimney mortar cap was cracked/damaged/deteriorated. These conditions are conducive to moisture intrusion and deterioration. Repairs recommended.



Damage and openings noted.



Mortar cap needs repair.



806 SPARK ARRESTOR(S)

There was a spark arrester rain/cap installed. It appeared functional.

807 FIREBOX(S)

[FE] The firebox design may let smoke into the room. The gas pipe was also too close to the opening. Openings noted above, repair recommended. Have a Certified Chimney Sweep make a further evaluation. Gas pipe ring at the floor was loose.



Openings noted above.



Gas pipe too close to the opening.



808 DAMPERS

The damper door was functional. [SC] There was a gas log set installed in the fireplace. The flue damper was not blocked/clamped in the open position to prevent products of combustion from spilling out into the room.

809 HEARTH EXTENSION(S)

The hearth extension appeared mostly functional. [FE] Grout issues were noted at the tiles.

810 ACCESSORY(S)

[RU] Glass doors are recommended for energy conservation. Permanent screens are recommended if you burn wood.

SECTION 8

B. The Inspector is not required to:

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1. *Inspect* chimney interiors.
2. *Inspect* fireplace inserts, seals and gaskets.
3. *Operate* any fireplace or *determine* if the fireplace can be safely used

BUILDING INTERIOR

SECTION 9

A. Items to be inspected:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste disposers.
6. Absence of smoke alarms.
7. Vehicle doors and openers.

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED

All.

902 WALL(S)/CEILING(S)

[FE] Materials: drywall/plaster, wood. Crack noted in the master on the ceiling and wall. Unprofessional patching of the ceiling noted in the dining area. It appears there is some foundation movement. The rest of the home was newly painted and cracks may have been patched properly and were not visible to see. Ask the seller for all disclosures.



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Unprofessional patching.



903 FLOOR(S)

Materials: tile, simulated wood, [FE] Furniture blocked full viewing. The inspection was limited. Inspector does not move furniture. Trip hazards were noted. Trip hazards are any floor that is not level to the adjoining floor which was noted at the following locations: all entries Stains were noted in the master bathroom toilet area. The threshold was a little loose at the kitchen entry.

WALLS, CEILINGS AND FLOORS

908 CLOSET(S)

[FE] The closet doors were a little difficult to operate in the back left and middle bedrooms. The closet was missing the rod, and shelf in the front right bedroom. The master and middle bedroom closet doors were off the floor track.

910 TILE FLOORING

[FE] Grout issues were noted around the bathroom fixtures, cabinets, sliding glass doors, walls, and around door jambs. Loose tile was noted in the kitchen by the sink. Loose tiles were noted in the bathrooms in various areas. Some chipping was noted in the kitchen in various areas. Damaged tile was noted at the entry design tiles.



912 WOOD FLOORING

[FE] Minor scratches and wear were noted in various areas. Damage was noted at the family room entry. Some damage was noted at the right master closet, and in front of the master sliding glass door. Paint splatters were noted in various areas. The floor had minor squeaks when walked on in various areas.

DOORS, WINDOWS, STAIRS, CABINETS, AND COUNTERS

915 INTERIOR DOORS

[FE] Strike adjustments are recommended in the hall bathroom, front right bedroom, and the middle bedroom, the doors did not latch. The door was warped in the hall bathroom. The door stops were missing in various areas. Door stops are recommended to prevent damage to the walls. The handle lock was not operational in the hall bathroom. The handle lock was missing in the master bathroom. Minor door damage was noted at the bottom in the master bathroom toilet area and in the middle bedroom

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bathroom. Door patching was noted in the right bedroom. Minor wear was noted on the threshold in the middle bedroom bathroom. The door rattles when closed in the master toilet area, a strike adjustment is recommended. The master bedroom door hits the jamb. Improper spacing noted when the doors were closed in various areas. Door to jamb should have equal spacing and about 1/8th of an inch around the jambs. This sometimes indicates foundation issues/movement.

916 EXTERIOR DOORS

Wood sliding glass doors noted. [FE] All exterior hinged doors should have equal spacing around the jambs. Spacing should be 1/8th of an inch for top and sides. The sliding glass doors in the hall were functional. The right sliding glass door in the hall had small holes on the door. The screen door had some damage and the latch was missing. The sliding glass door at the main entry and master bedroom did not function, the bottom locks were not operational. The left master sliding door had some holes on the trim. The entry sliding screen door had minor damage. The deadbolt was a little difficult to operate at the back door. The weather stripping had some damage. The threshold stripping had some damage. A screen door is recommended. The main entry door was serviceable. [SC] The deadbolt lock in the front door was keyed from both sides. This condition is a safety hazard. We recommend upgrading to a lock with a flip-lever on the inside for emergency egress. Some wear/discoloration was noted on the side door panels. Small holes were noted on the inside trim. the door squeaks as well, lubrication recommended. The weather stripping was serviceable. The deadbolt was serviceable. A handle lock is recommended.

918 CABINETS AND COUNTERS

[FE] Grout issues were noted at the back splashes in all the bathrooms and kitchen. The bottom right cabinet has to be opened from the bottom in the master bedroom. Minor nicks and scratches were noted on the top shelf in the master bedroom. Minor cabinet scratches were noted in the kitchen in various areas. A very minor cabinet scratch was noted in the hall bathroom. A minor nick was noted on the linen cabinet close to the master bedroom. Some patching was noted below the sink at the right and left hall bathrooms. Minor wear was noted on the cabinet in the front bathroom. Unprofessional foam installation was noted on the platform below the middle bathroom sink. Some stains were noted at the interior of the medicine cabinet in the hall bathroom. [RU] A medicine cabinet is recommended in the front bathroom. [FE] Cabinet latch adjustments are recommended above the toilet in the master bathroom. A rodent trap was noted on the platform below the kitchen sink. The pull out drawer below the master sink was noisy.

919 WINDOWS

[FE] Newer windows were noted. Permits are recommended to make sure the windows were installed correctly. You should also check if they were installed by a licensed contractor, and if there are any warranties. No moisture stains were noted around or below the windows which would indicate a poor installation. The windows were functional. The kitchen window was difficult to reach and the screen was damaged. The blind handle was damaged in the master bathroom, hall bath and living room facing the side. The blinds did not go all the way down in various areas. Wood shutters need adjustments. Dirty windows noted opposite the front



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door.

Blinds did not close properly at various windows.



KITCHEN APPLIANCE & COMPONENT INFORMATION

931 EXHAUST VENT

The external fan and light functioned.

[SC] The visible portion of the exhaust vent ducting was a corrugated flexible material, this type of ducting was not approved for kitchen exhaust vents. Corrugations allow grease to be trapped, and is a possible health, and fire hazard. Solid piping is required. The auto fan button was not operational. Receptacle cover was missing.



932 STOVE/OVEN

[FE] The gas free standing oven/range front right burner did not light the first time. The Average life is 10 years for most appliances. Ask the seller the age, if there are any warranties, and if there are any instruction books for all appliances. The oven was functional. [SC] An anti-tip device is highly recommended at the free standing range when you have small children. Children have been known to stand on the oven door, and have been able to tip pans with scalding water over with injuries occurring. This device will stop the range from moving, although the children maybe able to reach the pans above. Caution should be taken. The manufacturer always supplies this device, ask the seller if they have stored it?



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933 DISHWASHER(S)

[CR] Leakage was noted at the air gap device. The dishwasher was shut down because damage may occur. This condition will only get worse. This is usually caused by food particles blocking the drain line.

**934 DISPOSAL(S)**

[FE] The disposal hums, not functional. [SC] The power cord was not clamped to the disposal as required. This is a safety device which holds the electrical chord in place so it cannot be accidentally pulled out of the disposal. This prevents an electrical shock. Receptacle cover was missing.

935 MICROWAVE(S)

The microwave oven was functional and heated water. Minor dings were noted on the outside. A 2006 model noted. The inside racks were missing. Most people do not want a rack since it blocks bigger items, ask the seller if they have the rack?

939 REFRIGERATOR(S)

There was no refrigerator present. [FE] The icemaker line was not tested, the valve could leak when turned.

SMOKE DETECTORS**959 SMOKE ALARM(S)**

[SC] The smoke alarm at the master should be on the upper ceiling. The right hall alarm did not function. Smoke alarms should be checked on a routine basis and the batteries should be changed frequently. Average life is 10 years for many brands, ask the seller the ages. Typically all alarms should be replaced if the ages are unknown. Age labels are now required on the outside of all alarms. Consumer groups are now recommending both ionization and photo electric for better protection. These appeared to be ionization alarms only. Test have proved that ionization alarms do not function in a slow smoldering fire. A carbon monoxide detector is now required at each floor level. None found.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

960 WASHER SERVICE

[FE] The washer/dryer was not tested, they are the seller's/tenant's. Ask the seller the ages and if there are any warranties if you are going to receive or purchase the units. The drain connections appeared improper, check for the permit? Valves had corrosion. Rubber hoses noted, steel threaded hoses recommended. The rubber hoses deteriorate faster than the steel threaded hoses.



Corrosion noted.



Improper piping/drains noted.



961 DRYER SERVICE

The dryer hookup was provided for a gas unit only. The gas was hooked up to the dryer and appeared functional.

962 DRYER VENT(S)

[FE] The dryer vented to the exterior. Cleaning annually recommended. Ask the seller for cleaning records.

963 COMMENT

[CR] Laundry sink was disconnected and loose.

**GARAGE COMPONENT & EQUIPMENT INFORMATION****967 TYPE & LOCATION(S)**

Garage; attached, two car.

969 GARAGE DOOR(S)

Door types: aluminum, sectional vehicle door.

GARAGE COMPONENT & EQUIPMENT CONDITION**971 GARAGE FLOOR(S)**

The visible areas of the garage floor had minor cracks and stains present.

972 GARAGE DOOR(S)

[FE] The garage vehicle door had stains, and made unusual noises when operating, lubrication/adjustment recommended. The weather stripping was missing on the sides and top.

**973 DOOR OPENER(S)**

The automatic garage door opener was operational. Ask the seller for the vehicle remote controls. [SC] The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor.

974 FIRE WALL(S)

The visible areas of the garage firewall was functional. Personal items blocked full viewing.

975 FIRE DOOR(S)

[SC] The door rating was not visible by the jamb, it should be a fire-resistant type. It was self closing and self latching. A combination lock was noted, ask the seller to demonstrate. Door spacing at jamb was improper.

976 COMMENTS

[FE] Personal items in the garage blocked full viewing. The wiring above the ceiling by the opener was improper, over loaded junction box, loose wiring, and junction boxes without covers. Minor light issues noted. Floor tile may contain asbestos.



Improper wiring in the garage noted.



Possible asbestos.



SECTION 9

B. The Inspector is not required to:

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* or test smoke alarms or vehicle door safety devices.
4. Use a ladder to *inspect systems or components*.

POOLS & SPAS

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LOCATION AND TYPE OF POOL/SPA

1001 LOCATION

Located at the rear of the home.



1002 VESSEL TYPE

Materials: concrete & plaster in ground installation.

1003 DECKING

Materials: concrete.

1004 COPING

Materials: cantilevered extension of the decking.

1005 DRAINAGE

Surface drainage.

HARDSCAPING AND DRAINAGE

1008 DECKING

[FE] Cracks/seal deterioration noted in the pool/spa decking. This condition is conducive to moisture intrusion and lifting decks.



1009 COPING

[CR] The caulking between the coping and pool/spa deck surface was cracked/damaged/deteriorated/missing. This condition is conducive to moisture intrusion into concealed spaces.



SWIMMING POOL CONDITIONS

1012 VESSEL

[FE] The pool surface had stains and some deterioration. We recommend a further evaluation by three pool maintenance companies. This can be expensive to repair/resurface. Settling noted by the spa.



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Deterioration.



Settling noted.



1013 WATERLINE TILES

[FE] The caulking between the coping and waterline tiles had minor cracks. This condition is conducive to moisture intrusion into concealed spaces.

1014 SKIMMER(S)

[FE] We recommend inquiring about any leakage conditions past or present. A hose was noted in the pool. Basket was missing.



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Hose filling pool constantly. Leaks?



1015 POOL LIGHT(S)

[SC] The pool light failed to function.

1016 POOL DRAIN(S)

[SC] The drain cover should be a safety/anti vortex type. Two drains is today's safety standard.

SPA/HOT TUB CONDITIONS

1022 SPA LIGHT(S)

The spa light functioned during the inspection.

1023 SPA DRAIN(S)

[SC] The drain covers should be safety/anti vortex type.

1024 WATER JETS

Water flow was noted at the jets. A couple of seats did not have jets.



PUMP(S) & ELECTRICAL INFORMATION

1027 PUMPS

The pump was functioning. Ask the seller the age and if there are any warranties. Age label was not found. Average life is 10 years.



1029 WATER FILTER

The filter was functioning. Ask the age and if there are any warranties. Average life is 15 years.



1030 PRESSURE GAUGE

The pressure gauge was functional.



1032 HEATER

[FE] The gas heater did not function. Ask the seller the age and if there are any warranties, average life is 15 years. [RU] These are expensive to run, solar is recommended.



1033 EQUIP. BONDING

[FE] Not fully visible.

1035 PANEL/CONTROLS

Time clock controlled.

OUTSIDE THE SCOPE OF THE INSPECTION

1050 DIVING BOARD

Removed.