

AmeriSpec Home Inspection Service
1464 Madera Road, PMB N266
Simi Valley, CA 93065
(805) 522-2733 or (818) 883-8816

Inspection No: 200903-0XXX Inspector: Joe Nernberg

Inspection Date: 3/7/2009

Dwelling: 668 Over Drive
 Thousand Oaks, CA 91360

Client: F. Scott Fitzgerald Client's Agent: Sue Mi

We attempt to give the client a comprehensive, clear cut, unbiased view of the home. The purpose of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client and some items which may be of concern to the client may be considered minor to us, therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We do not perform verification of repairs, therefore, we advise client to obtain all paperwork from these professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

GENERAL INFORMATION

MAJOR SYSTEMS - Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, mold, radon, lead based products or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.** **INTERIOR** - Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window may not always be reported.


GENERAL CONDITIONS

0001	Structure Type	The property is a single family dwelling.
0002	Levels	1 story structure.
0003	Lot Type	Flat lot.
0004	Estimated Age	The estimated age of the property is 50 years.
0005	Weather Conditions	Clear; Warm.
0006	Schedule Time	The inspection was scheduled at 3:30 P.M.

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Exterior

Our exterior evaluation is visual only. Our review does not take into consideration normal wear, cosmetic issues or code/manufacture's specifications.

Step #	Component	Comments
1101	Driveway	Concrete; Brick. Cracks.
1102	Walkways	Concrete; Brick. Cracks noted.
1103	Fences/Gates	Chain link; Wood; Block wall. Damaged fencing noted at the left. Wrought iron is corroded and damaged. Inoperable gate at the rear. Suggest repairs. Limited review due to vegetation.
1104	Siding	Stucco; Brick. Cracked and damaged. Suggest repairs.
1105	Trim	Wood. Weathered and the paint is peeling. Suggest reviewing the latest pest control report for a more detailed evaluation regarding wood destroying organisms. Suggest reviewing the latest pest control report for a more detailed evaluation regarding wood destroying organisms.
1106	Windows & Frames	Vinyl. Double glazed insulated windows noted. The inspector was unable to determine if all double glazed insulated windows in this property are completely intact and without broken seals. Conditions such as temperature, humidity and lighting limit the ability of the inspector to review these windows for broken seals.
1107	Electrical Components	Flexible conduit is improperly lying directly on earth under the house. Improper clearance and working space to the electrical disconnect (serves the air conditioning unit). The unobstructed depth/horizontal clearance must be 30/36-inches.
		
		Missing a ground conductor at same disconnect. A qualified licensed electrician should repair to ensure safety. Front light fixture inoperable at time of inspection. Possible burnt bulb. Suggest others to verify proper operation prior to closing.
1108	Gutters & Downspouts	There are no rain gutters to divert water away from the structure and ensure proper drainage. Suggest adding rain gutters and downspouts as needed.

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1109	Sprinkler System	The sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. No operational test was performed. Suggest the client verify performance with the seller prior to closing.
1110	Bell/Chime	Serviceable.
1111	Front Door	Wood and glass. Cracked glass noted in the door. Dead bolts that require a key from the inside are considered a potential safety hazard when this door becomes an emergency exit. Recommend replacing with one operated with a thumb latch. Torn at the screen door.
1112	Chimney	Masonry. Spark arrester installed as a safety feature. The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes checking for deterioration, damage or cracks. This was a 'limited inspection' and not an exhaustive evaluation. If further review is desired, client is advised to consult with a qualified fireplace specialist prior to closing.
1113	Lot/Grade Drainage	Flat lot. Efflorescence found under this home suggests moisture intrusion. Recommend re-grading, flash wall(s) and/or others to repair exterior to keep moisture out of the sub area. Underground drainage system noted. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Client found drain piping to be broken and improperly discharges to the back yard. Concern about size of drain and point of discharge. Suggest repairs.
1114	Gas Meter	Located at the right side.
1115	Crawl Space/Sub Area	Suggest repairing the damaged vent screens to discourage further rodent/insect intrusion. Access located at the rear. Ventilation appears to be adequate. Suggest adding insulation under this home to improve comfort.
1116	Foundation	Raised concrete construction. Suggest repairing missing and displaced posts over piers.



Damaged wall at the master bedroom/bathroom may be attributed to this condition. The house is bolted to the foundation.

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1125	General comments	This home lacks a legible street number to facilitate emergency services (Fire, Police, Ambulance, etc.).
1126	Orientation	Flat lot. Right and left is oriented by looking at the house from the street.

Patio/Porch

We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration.

Step #	Component	Comments
1152	Electrical	Ungrounded receptacle noted. A qualified licensed electrician should repair to ensure safety.
1153	Deck/Slab	Concrete. Possible trip hazard at patio post brackets. Suggest repairs/removal for safety.
1154	Steps	Concrete. Possible trip hazard due to uneven risers. Suggest repairs/replacement as needed to ensure safety.

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Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the water tight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

Step #	Component	Comments
1201	Roofing Type and Materials	Observed from the roof; Sloped construction. Composition shingle over wood shingles.
1203	Conditions	Improperly re-roofed. If the old flashing was in good condition, the lower part of the flange must be exposed and new shingles installed beneath same flange.



Evidence of patching is noted at several areas. Unable to determine the effectiveness of these repairs. Roofing materials are deteriorating and/or missing from several areas.



The rear field is at/or near the end of its useful life. Recommend a licensed roofing contractor to repair and evaluate the entire roof system prior to the close of escrow.

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Attic

Step #	Component	Comments
1251	Access	Attic access is located at the master bedroom closet. Limited access due to narrow areas.
1252	Framing	Serviceable.
1253	Sheathing	Spaced 1" x 6". Moisture stains noted. Cannot determine if stains are active or passive.
1254	Insulation	Blown in. Insulation is approximately 6-inches thick.
1255	Ventilation	Gable vents.
1256	Electrical	Open electrical splices noted at multiple areas.



Whenever electrical wires are cut and reconnected, the 'splice' should be encased in a covered 'junction box' to ensure safety and protect the wires. Extension cord-like conductor is not approved. A qualified licensed electrician should repair for safety. Unfastened conductors/wiring at the attic. Nonmetallic-sheathed conductors should be supported and secured by staples, cable ties, straps or hangers at intervals not to exceed 4.5-feet and within 12-inches of every outlet/junction box. Safety concern.

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Garage

Step #	Component	Comments
1301.2	Location	Attached.
1302.2	Exterior	Garage is attached. See EXTERIOR section for more information.
1303.2	Roof	Garage is attached. See ROOF section for more information.
1304.2	Floor/Slab	Concrete. Efflorescence found.
1305.2	Garage Door	Roll up/sectional panels; Metal with windows. Damaged. Suggest repairs.
1306.2	Garage Door Hardware	Serviceable. Rollers.
1307.2	Garage Door Opener	This garage door is equipped with a safety reverse device which operated when tested at the time of inspection. The U.S. Product Safety Commission recommends that these devices be checked monthly for proper operation and safety. The sensors that serve the safety reverse feature are too high. Recommend lowering to a maximum of 4-6" above the floor per the manufacturer's specifications.
1308.2	Windows/Screens	Window is in the service/access door.
1309.2	Fire Door	Wood. Recommend a self-closing device for safety.
1310.2	Access/Exterior Door	Wood and glass. Installed out of square. Suggest repair.
1311.2	Fire Wall/Ceiling	Compromised due to small holes/damage. Suggest repairs by a licensed contractor.
1313.2	Walls and Ceiling	Stucco; Drywall; Open framed. Recommend unblocking the vents. A garage needs ventilation since flammable (oil, pesticides, paint thinner, etc.) may be stored here. Additionally, gas-fired appliances require combustion air for efficient operation. Recommend correcting for safety.
1314.2	Electrical	The non-metallic sheathed wiring is exposed. These conductors are normally used inside walls where they are not subject to damage. Extension cord improperly used at the light fixtures and timers. Extension cords should not be used for permanent wiring due to safety concerns. A qualified licensed electrician is recommended for proper installation of wiring and receptacles. The water and gas piping is not bonded at the water heater. This is a safety concern. Bonding is defined as "the permanent joining of metallic parts to form an electrically conductive path that will assure electrical continuity and the capacity to conduct safely any current likely to be imposed." Recommend a licensed electrician to repair with a solid copper conductor not less than #8 awg.

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Step #	Component	Comments
1351	Floor	Serviceable. Concrete.
1352	Walls & Ceiling	Stucco. Evidence of patching. See fire wall/ceiling comments.
1355	Cabinets/Shelves	Cabinets are loose and improperly fastened. Safety concern. Suggest repairs.
1357	Electrical	See 1314 comments.
1359	Washer Hook-ups	Existing drain may be too small to handle the pump force of the newer washing machines. Consult a licensed plumber about a 2-inch standpipe, trap and trap arm. Water valves and drain not tested.
1360	Clothes Dryer Connections	Gas. City of Thousand Oaks requires the clothes dryer pilot/ignition to be at least 18" above the garage floor. Recommend building a stand/correcting for safety.

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Heating & Cooling

Step #	Component	Comments
1401	Heating	Gas; Forced air. Unit is located at the entry area.
1402	Conditions	Serviceable.
1403	Exhaust Venting	Serviceable.
1404	Thermostat	Serviceable. Thermostat is located at the hall.
1405	Ducting	Damaged asbestos ducts at the attic.



Intact or sealed (painted or taped over) asbestos is not harmful unless it becomes friable. Friable means the material can be easily crushed or pulverized to a powder by hand pressure. Friable materials have a higher potential to release fibers. This is a possible health and safety concern. Ducts may not be sized for cooling. Return air register not allowed at the kitchen. Suggest further review/repairs/replacement by a qualified licensed asbestos/HVAC contractor prior to closing.

1406	Air Conditioning System	Condensate drain does not have a uniform slope. Suggest repairs or install a condensate pump. Condensing unit should be mounted 3-inches above grade and anchored per manufacturer instructions. Recommend repairs. Condensing unit is located at the rear. The air conditioner was activated to check the operation of the motor and the compressor. Both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of the unit(s) is beyond the scope of this inspection, we make no warranty as to the systems adequacy.
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Plumbing

Step #	Component	Comments
1501	Plumbing Supply System	Water was off initially. Listing agent permitted inspector to turn on water for the inspection and listing agent is responsible for conditions which may arise in this vacant home. Pressure was within normal range of 40 to 80 psi. Shut off location is at the front. Property has public water supply.
1502	Plumbing Sewer System	There may be an underground sewer concern. There is a newer yard cleanout valve that is consistent with drain cleaning.



Recommend seller disclosure and/or a plumbing/drain cleaning service to determine if there is a collapsed or damaged sewer prior to the close of escrow.

1503	Water Piping	Copper. Suggest insulating water lines. Leaking icemaker valve. Suggest repair.
1504	Waste/Drain Pipes	Galvanized; Cast iron; Plastic. Waste line is leaking at the tub.



Suggest repairs/replacement under the house.

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| 1506 | Water Heater | 40 Gallon; Gas. There are not TWO seismic brackets in place. Recommend installing rigid brackets to prevent horizontal displacement. The brackets should be placed at the top and the bottom 1/3 of the tank. California state law requires that the water heater be rigidly braced. The bracing on this tank does not meet the standards of the law. Recommend correcting for safety. A discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required 3/4-inch metal discharge pipe on the TPR valve to the exterior of the building to ensure safety. Water heater is located at the garage. The unit is 7 years old. |
| 1507 | Exhaust Venting System | This water heater vent is improperly attached. Each fitting must be connected by three screws/rivets. This is a safety concern requiring repairs by licensed heating/plumbing contractor. |

Amerispec Electrical System

Step #	Component	Comments
1601	Electrical Main Box/Panel	Recommend replacing this electrical panel.



No main disconnect provided at this equipment as is required when there are 6 switches/circuit breakers or more. Expansion of this system is contrary to the manufacturer installation instructions. Further, black conductor should not be used as a neutral/common conductor and pointed screw is not allowed to fasten the dead-front cover. The main panel is located at the rear. Service entrance is overhead. This house is equipped with a two wire non-grounded system which was standard at the time of construction. Receptacles near water sources and at exterior locations ideally should be grounded. Because of the age or configuration of this system, we are unable to determine if grounding is in place or can occur. Suggest review by a qualified licensed electrician to determine the feasibility of GFCI receptacles in lieu of grounding for wet locations to ensure safety. Conductors are copper, preferred for safety. Recommend legible identifying each circuit as to purpose or use on the face or inside the electrical panel door.

1625	Electrical System Comments	Today's standards require that outlets in the kitchen, bathrooms, garage, at the exterior to be ground fault circuit interrupter (GFCI) protected. The client may wish to have them installed, where needed, as a safety upgrade. This GFCI device detects leaking electrical current flowing to ground. When the sensor detects 4-6 milliamps of leakage, it automatically turns off power fast enough to prevent serious injury.
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1630	Smoke Alarms	Recommend smoke alarms in each sleeping room and at a point centrally located in the corridor/hall giving access to each separate sleeping area (bedroom).
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Kitchen

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
1701	Floor	Laminate. Damaged.
1702	Walls	Serviceable. Drywall.
1703	Ceiling	Serviceable. Drywall.
1705	Windows/Screens	Serviceable.
1706	Cabinets	Serviceable. Wood.
1707	Counter Tops	Laminate. Damaged.
1708	Electrical	The non-metallic sheathed wiring is exposed at the upper cabinet. These conductors are normally used inside walls where they are not subject to damage. A qualified licensed electrician is recommended for proper installation of wiring and receptacles. See also 2407.3 comments.
1709	Sinks	Porcelain. Recommend caulking the rim.
1710	Faucets	Serviceable.
1711	Traps/Drain System	Serviceable.
1712	Waste Disposer	Serviceable. Kenmore.
1713	Dishwasher	Serviceable. Kenmore.
1714	Stove/Cook Top	Gas odor noted. Suggest repair. Thermador.
1715	Oven	GE. The oven is not secured to the cabinet. Suggest repairing for safety. The unit is gas.
1716	Hood/Fan/Light	Flexible exhaust vent is not allowed. Grease may be trapped in the folds and become a fire hazard. Ducts used for kitchen range ventilation should be of metal with smooth interior surfaces. Recommend repairing to industry standards. Exhaust fan vibrates or is excessively noisy. This indicates a worn armature or bearings. The fan will eventually need to be replaced to correct this condition.
1718	Heat Source	Forced air register observed.

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Entry

Step #	Component	Comments
1801	Floor	Serviceable. Wood.
1802	Walls	Serviceable. Drywall.
1803	Ceiling	Serviceable. Drywall.
1806	Electrical	Serviceable.

Dining Room

Step #	Component	Comments
1901	Floor	Serviceable. Laminate.
1902	Walls	Serviceable. Drywall.
1903	Ceiling	Serviceable. Drywall.
1905	Windows/Screens	Serviceable.
1906	Electrical	The non-metallic sheathed wiring is exposed at the cabinet. These conductors are normally used inside walls where they are not subject to damage. A qualified licensed electrician is recommended for proper installation of wiring and receptacles. See 2407.3 comments.
1907	Heat Source	Forced air register observed.

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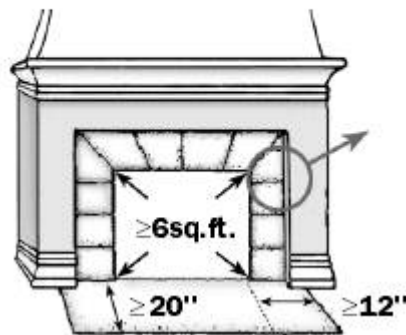
Living Room

Step #	Component	Comments
2001	Floor	Serviceable. Wood.
2002	Walls	Drywall. Cracks noted.
2003	Ceiling	Drywall. Discoloration noted.
2004	Doors	Sliding glass. The glass is tempered.
2006	Electrical	The non-metallic sheathed wiring is exposed near the switches. These conductors are normally used inside walls where they are not subject to damage. A qualified licensed electrician is recommended for proper installation of wiring and receptacles. See also 2407.3 comments.
2007	Heat Source	Forced air register observed.
2020	Fireplace	Improper clearance to combustibles.



Combustible construction cannot be installed within 6-inches of the fireplace opening. A 1-inch clearance is needed for each 1/8-inch of projection within 12-inches of same fireplace opening. Recommend correcting for safety. Gas starter provided. Recommend cleaning the chimney flue prior to using.

**Fig. b19
Masonry-Fireplace
Clearances**



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Hall

Step #	Component	Comments
2202	Floor	Wood. Floor squeaks.
2203	Walls	Drywall. Cracks noted.
2204	Ceiling	Serviceable. Drywall.
2207	Electrical	Serviceable.

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Master Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

Step #	Component	Comments
2302	Floor	Vinyl. Damaged. Recommend repairs.
2303	Walls	Drywall. Structural cracks noted. Recommend repairs.
2304	Ceiling	Drywall. Damage/deterioration noted.
2305	Doors	Wood. Damaged/shaved to fit the door opening.
2306	Windows/Screens	Serviceable.
2307	Electrical	See 2407.3 comments.
2309	Heat Source	Forced air register observed.
2313	Shower/Surround	Tile. Suggest all tile edges and shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
2314	Shower Door	Tempered/safety glass installed on shower enclosure for safety.
2315	Shower Faucet	Serviceable.
2316	Sink	Serviceable. Porcelain.
2317	Sink Faucet	Serviceable.
2318	Traps/Drain Supply	Missing a sink trap. Rubber drain is not approved. Suggest repair.
		
2319	Toilet	The toilet runs on. Suggest repair.
2320	Counter/Cabinets	Tile; Wood. Suggest caulking gaps at the backsplash.

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Hall/Guest Bathroom

Step #	Component	Comments
2302.2	Floor	Serviceable. Vinyl.
2303.2	Walls	Serviceable. Drywall.
2304.2	Ceiling	Serviceable. Drywall.
2305.2	Doors	Serviceable. Wood.
2307.2	Electrical	See 2407.3 comments.
2308.2	Exhaust Fan	Serviceable.
2309.2	Heat Source	Forced air register observed.
2310.2	Tub/Surround	Porcelain; Tile. Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
2312.2	Tub Faucet	Serviceable.
2314.2	Shower Door	Tempered/safety glass installed on shower/tub enclosure for safety.
2315.2	Shower Faucet	Serviceable.
2316.2	Sink	Serviceable. Cultured marble.
2317.2	Sink Faucet	Serviceable.
2318.2	Traps/Drain Supply	Flexible sink drain is not approved. Debris, soap and hair stick to the folds and discourage proper drainage. Recommend replacing with a smooth surface waste fitting(s). Also, these galvanized fittings are not approved for drainage.
		
		Sink drains slowly. Suggest repairs. See also 1504 comments.
2319.2	Toilet	The toilet runs on. Suggest repair.
2320.2	Counter/Cabinets	Serviceable. Wood; Cultured marble.

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Master Bedroom

Step #	Component	Comments
2402	Floor	Wood. Floor squeaks.
2403	Walls	Drywall. Cracks noted.
2404	Ceiling	Serviceable. Drywall.
2405	Doors	Serviceable. Wood.
2406	Windows/Screens	Serviceable.
2407	Electrical	See 2407.3 comments. Unable to determine if the ceiling fan is properly braced and grounded here and at other rooms. A qualified licensed electrician should review/repair to ensure safety.
2408	Closets/Wardrobe	Serviceable.
2409	Heat Source	Forced air register observed.

Left Front Bedroom

Step #	Component	Comments
2402.2	Floor	Carpet. Stained.
2403.2	Walls	Serviceable. Drywall; Wallpaper border.
2404.2	Ceiling	Serviceable. Drywall.
2405.2	Doors	Serviceable. Wood.
2406.2	Windows/Screens	Serviceable.
2407.2	Electrical	See 2407.3 comments.
2408.2	Closets/Wardrobe	Serviceable.
2409.2	Heat Source	Forced air register is missing.

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Step #	Component	Comments
2402.3	Floor	Serviceable. Wood.
2403.3	Walls	Serviceable. Drywall.
2404.3	Ceiling	Serviceable. Drywall.
2405.3	Doors	Serviceable. Wood.
2406.3	Windows/Screens	Serviceable.
2407.3	Electrical	Ungrounded three prong receptacles noted at most rooms. It is recommended that these outlets be grounded, replaced with two prong outlets, or protected on a GFCI circuit as applicable. Open splices (at the ceiling) are live. Suggest repairs by a qualified licensed electrical contractor to ensure safety.
2408.3	Closets/Wardrobe	Doors are missing.
2409.3	Heat Source	Forced air register observed.