

G-TECH HOME INSPECTION

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Confidential Inspection Report

84 Twin Gables
Irvine, CA 92620



Prepared for: **Tim Ou**

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: April 3, 2011 09:00 AM.
Client: Tim Ou

Inspection Site: 84 Twin Gables #18
Irvine, CA 92620

House Occupied? No.
People Present: Buyers.

Building Characteristics:

Main Entry Faces: South.
Estimated Age: 2007.
Building Type: Condo.
Stories: Two.
Space Below Grade: No.

Climatic Conditions:

Weather: Clear.



Soil Conditions: Dry.
Outside Temperature (F): 60-70.

Utility Services:

Water Source: Public.
Sewage Disposal: Public.
Utilities Status: All utilities on.

Payment Information:

Total Fee: 0.00.
Paid By:

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, 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. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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 to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Site:

House faces: The front of the house faces South.



Rear View	The rear of the house faces North.
Right Side View	The right side of the house faces East.
Left Side View	The left side of the house faces West.
Style of House:	Two Story.
Estimated age of house:	The house is less than 5 years old.
Approximate Lot Size:	The lot appears to be of an average size for the area.
Site Drainage:	Satisfactory - The lot appears to have adequate drainage to prevent water from pounding.
Bushes and Shrubs Condition:	Good - The shrubs and/or bushes have a better appearance than expected. They are neatly trimmed and spaced.
Trees Condition:	Satisfactory - The trees on the site all appear to be alive and in acceptable condition.
Mailbox Noted:	No - There was no mailbox noted within the immediate area of the property.

Paving Condition:

Driveway Paving Material:	Asphalt.
Driveway Condition:	Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.
Walkway Condition:	Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.
Entryway Stoop:	Satisfactory - The entryway stoop is in functional condition.

Patio:

Patio Slab Materials:	Tile.
Slab Condition:	Satisfactory - The slab is in useable condition.
Patio Lighted:	No.

Fences & Gates:

Fencing Materials:	Concrete masonry block walls are installed as fencing.
Fence Materials Condition:	Good - The materials used in the fencing are in as good or better condition than expected.
Gates and Latches:	Satisfactory - The gates and latches are performing as intended.

Utility Services:

Water Source:	City.
Water Meter Location:	In the back, By the garage door.
Electric Service:	Underground.
Cable Television Service:	Underground.
Telephone Service:	Underground.
Cable Television, Telephone Grounding Wire Verified:	service lines appear to be grounded. Yes - The cable television and/or the telephone.
Fuel Source:	Natural gas is provided by a regulated service company or utility.
Sewage Disposal System:	Sewers.

Gas Services:

Gas-fired Equipment Installed:	Furnace. There is also a gas starter in the fireplace or a gas log fireplace. Range - oven.
Location of Meter:	Rear side of the house.

Type of Gas Supply:	Natural Gas.
Gas Appliances in Garage Area?:	Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. Water heater.
Gas Line Primary Piping Material:	Need Attention, There is no automatic seismic Gas shut off Valve for the Gas meter in the building.



Piping Installation - Routing - Shutoffs - Hangers - Supports:	Satisfactory - Gas supply piping as installed appears adequate.
Vents Noted From Roof View:	There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

FOUNDATION

Foundation:

Type of Foundation:	Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.
Foundation Materials:	Poured in place concrete, 8 inches or more thick.
Visible Portions of Exterior Foundation Walls:	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.
Evidence of Recent Movement:	No - There is no evidence of any recent movement.

ROOF & ATTIC

Roofing:

Type Roof:	Combination of: Gable, Hip.
Roof Covering Materials:	Tile Roofing. Tiles are manufactured from concrete terra cotta or metal. Tiles are generally installed in horizontal rows. If they are not interlocking, then there must be a felt interlayment.
Cover Layers:	The roof covering on the main structure appears to be the first covering.
Underlayment Noted:	Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
Condition of Roof Covering Material:	Good - The roof covering material is either new or near new, and it appears to be installed correctly.
Estimated Life Expectancy of Roof:	The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.
Slope:	Combination of: Medium slope is considered to be between 4 in 12 and 6 in 12. Low slope is considered to be 3 in 12 or less.

Flashing:

Attention Needed - Some portion of the roof flashing needs to have some repair. Further evaluation needed by licensed roofer.



Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage:

Yes -



Roof Gutter System:

Attention Needed - The gutter system on the roof edge appears to be leaking or inadequately sloped to carry the water to the downspouts.



Need Attention, Installation of downspout extensions would help carry the water further away from the PLASTER SITE.



Attic & Ventilation:

Attic Access Location:

Hallway ceiling.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.



Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.



Roof Decking:

The roof decking material is oriented strand board sheeting.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity.

Insulation Noted:

Satisfactory - The attic insulation appears to be adequate and properly installed.



Attic ventilation fan:

None installed.

Whole House Ventilation System:

Yes - There is a whole house ventilation system installed. Functioning properly, this will assist at minimizing the air conditioning costs during the cooling season on low humidity, cool evenings.

STRUCTURAL

Structural:

Type of Construction:

Frame.

Siding Condition:

Stucco - Stucco is a masonry surface material put on in layers over an expanded wire mesh that is fastened to the substrate.

Trim Condition:

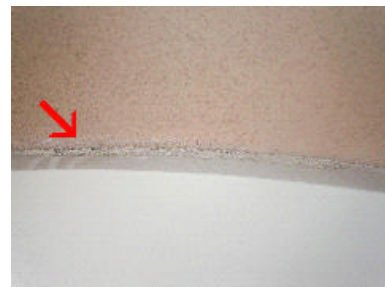
Satisfactory - The trim is intact and satisfactory.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Attention Needed - The Arch in front of entry door appear to need some minor repair to prevent further deterioration.



Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

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Outside Entry Doors:

There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

Windows Type:

Double Hung.

Window Condition:

Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction.

Window Flashing:

Satisfactory - The installed window flashing above the windows appears to be adequate.

Storm Windows:

Satisfactory - There are storm windows installed, and they appear to be functional.

Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

Framing Type:

Platform framing was the chosen style of framing.

Wall Covering Material:

Need Attention, plaster. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.



Need Attention, there is crack at the button of second floor balcony, that need touch up and paint.



Need Attention ,plaster. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.



Deck, Porch Or Balcony:

Deck/Porch/Balcony Materials: There is steel framing used.

Framing of Deck/Porch: The deck frame is bolted to the rim joist of the structure.

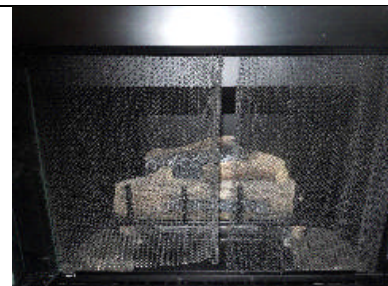


Stairs Condition:

Satisfactory - The steps are in useable condition.

Fireplace:

Location of Fireplace: Living Room.



Type of Fireplace:

Metal Firebox - There is a masonry fireplace installed with a metal formed firebox.

Fireplace Fuel:

Gas - The fireplace is designed to use gas fuel only.

Firebox Condition:

Satisfactory - The firebox appears to be sound and useable in its current condition.

Damper Condition:

Good - There is a functional damper control located outside the firebox.

Flue Condition from Firebox:

Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

Flue Condition From Roof:

Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.



Flue Lined:

Yes - The fireplace flue appears to be lined with metal.

Rain Hat: Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Chimney Height and Clearance: Yes - The chimney installation appears to meet clearance requirements.

Flashing: Satisfactory - The installed flashing around the chimney stack appears to be functional.

Ash pit Present: Yes - There is an ash pit below the fireplace.

Source of Combustion Air: Outside air is used for combustion. This is the most efficient system.

Heat Circulator: Satisfactory - The unit functioned as intended.



Hearth Condition: The hearth is in satisfactory condition.

Mantle: Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Model/ Serial Number/ Size: The typical service life for an AC unit is 12 - 15 years.

AMP. 33.3.



Type: Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location: In the patio.

Unit Tested: Yes.

Insulation Wrap on the Suction Line: Satisfactory.

Condenser Clear of Obstruction: Satisfactory.

Condenser Cabinet Level: Satisfactory.

Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

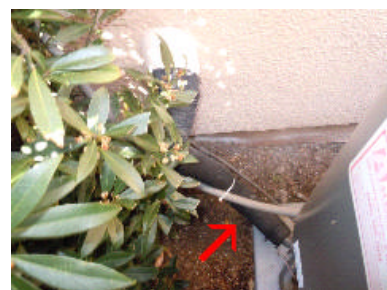
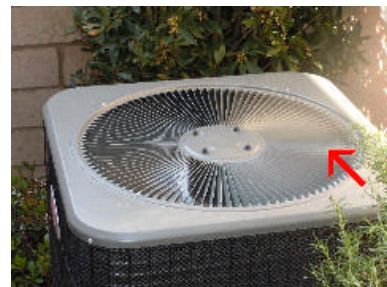
Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Supply Registers: satisfaction.

Temperature at Return Registers: Satisfaction.

Temperature Differential: Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Evidence of Maintenance: No.



Heating Unit # 1:

Heating System Location: Second floor, service room.



Heating System Type: A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

Fuel Source: The fuel source is natural gas.



Flue Type: The flue pipe is metal.

Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested: Yes.

Furnace Temperature output within manufacturer specifications: The manufacturer recommends a temperature rise of 60 - 80 degrees.

Heat Pump Temperature Differential: Satisfactory.

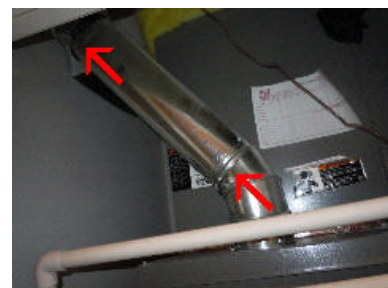
Heat Exchanger Inspected: Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.

Heat Exchanger Inspected Via: The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted.



Carbon Monoxide Tested: No.

Gas-fired Appliance Flue/Vents: **Action Necessary** - Some visible portion of the flue/vent system appears to be installed improperly or is in a deteriorated condition. Action is necessary to correct this condition immediately. Need to seal around the joints.



Secondary Air Adequacy: Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Blower Condition: Satisfactory - The blower assembly appears to be performing as expected.

Filter Type/Size: A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.



Electronic Air Cleaner Installed: Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

Ducts Condition: The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

Duct Insulation in Unheated Spaces: Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Does each habitable room have a heat source? Yes.

Humidifier Installed: No.

Thermostat Location: In the first floor Living Room.

Thermostat Condition: Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

ELECTRICAL SYSTEMS

Primary Power Source

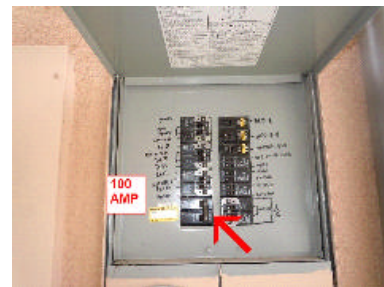
Service Voltage: 120/240 volts. The incoming electrical service to this structure is.

Service/Entrance/Meter: Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel & Circuitry

Main Power Distribution Panel Location: Exterior.

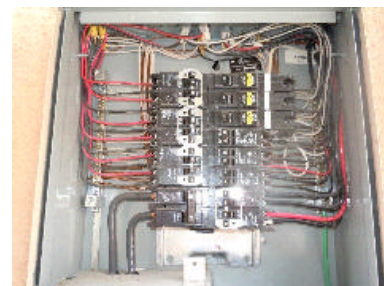
Main Power Panel Size: 100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.



Service Cable to Panel Type: Copper.

Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition: Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.



Main Panel Type: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility: Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Panel Cover Removed: Yes.

Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type: Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets: . At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

Main Service Ground Verified: No - The main service ground wire was not located, or the inspector was unable to verify it was intact. Further investigation is needed to verify its existence.

Smoke Detectors: Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's

specifications. This does not imply that there is adequate coverage by the existing detector(s).

Doorbell : Yes - At least one exterior door has a working doorbell.

Exterior Lighting: Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Electrical Service:

Patio: Yes, The outlet is weather protected.

Garage: Satisfactory - The electrical outlets in the garage tested as correctly grounded.

Electric Service Condition:

Utility Services: Satisfactory - The underground service appears adequate.

Lighting:

Kitchen: Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Laundry: Satisfactory - Lighting in the laundry is adequate.

Master Bathroom: Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #2: **Attention Needed** - The ceiling light fixture in this bathroom needs attention.



Bathroom #3: **Attention Needed** - The ceiling light fixture in this bathroom needs attention.

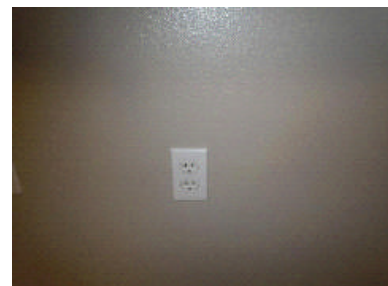


Powder Room Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Electrical Outlets:

Kitchen: Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

Laundry: Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.



Master Bathroom:	There is a grounded outlet correctly installed.
Bathroom #2:	There is a grounded outlet correctly installed.
Bathroom #3:	There is a grounded outlet correctly installed.
Powder Room	There is a grounded outlet correctly installed.
Master Bedroom:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Bedroom #2:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Bedroom #3:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Bedroom #4 (First Floor)	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Living Room:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Dining Room:	Satisfactory - The outlets tested in this room are correctly wired and grounded.

Ground Fault Interrupt Outlets:

Laundry:	Yes.
Master Bathroom:	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
Bathroom #2:	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
Bathroom #3:	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
Powder Room	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Master Bathroom:	Satisfactory - The light switch is satisfactory.
Bathroom #2:	Satisfactory - The light switch is satisfactory.
Bathroom #3:	Action Necessary - The light switch in this bathroom did not function when I attempted to turn it off or on.



Powder Room	Satisfactory - The light switch is satisfactory.
Master Bedroom:	Satisfactory - The light and light switch were functional at the time of the inspection.
Bedroom #2:	Satisfactory - The light and light switch were functional at the time of the inspection.
Bedroom #3:	Satisfactory - The light and light switch were functional at the time of the inspection.
Bedroom #4 (First Floor)	Satisfactory - The light and light switch were functional at the time of the inspection.
Living Room:	Satisfactory - The light and light switch were functional at the time of the inspection.
Dining Room:	Satisfactory - The light and light switch were functional at the time of the inspection.

PLUMBING SYSTEM

Plumbing:

Water Source: City/Municipal.
Plumbing Service Piping Size to Structure: 1" water service line from the meter to the main cutoff.
Public Service Piping Material: The main service line to the structure is plastic.



Main Water Line Cutoff Location: Through the slab floor.
Visible Mineral Deposits or Encrustations: No.
Interior Supply Piping Size: The interior water supply piping is 1/2" in diameter.
Interior Supply Piping Material: The interior supply piping in the structure is predominantly copper.
Water Pressure: Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



Exterior Hose Bibs Functional: Satisfactory - The exterior hose bib(s) appeared to function normally.
Functional Supply: Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
Leaks in the Supply Piping Noted: No.
Sewage Disposal Type: Public Sewer System.
Waste Piping Condition: Satisfactory - The visible plumbing waste piping appears functional.
Vent Piping Material: The vent material, as it passes through the roof, is plastic. The inspector was unable to identify which brand ABS piping is installed. Watch for signs of failure.
Vent Piping Condition: Satisfactory - The visible plumbing vent piping appears functional.
Supply/Waste Piping Supports: Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
Functional Drainage: Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
Objectionable Odors Noted: No.
Location of Waste Line Cleanouts: Base of the stack(s) in garage.

Fire Sprinkler Installed: No.
Lawn Sprinkler System: There is a lawn sprinkler system installed. Not inspected.

Water Heater:

Location: In the Garage.
Model & Serial Numbers: Brand Rheem; Manufactured approximately 2007.

Tank Capacity: A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater: The water heater is gas-fired.

Electric Service to Water Heater: Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition: Good - Rust free and clean. Should provide years of service.

Firebox Condition: The underside of the tank appears to be in normal condition in relation to its age.

Drip Leg Installed for Natural Gas-Fired Unit: Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve: Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.



Flue/Exhaust Pipe Condition: **Need attention**, flex flue vent it is not acceptable for water heater vent, has to be solid b vent, with proper slope no more the 45 degree .



Water Piping Condition: Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.



Temperature Controls: Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve: Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve: Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.



safety tank install, the msain purpose of the expansion tank is to compenate of the water due to heating it against a closed valve, check valve, or backflow preventer upstream of the water heater.



Safety Overflow Pipe: Satisfactory - The overflow pipe is correctly installed.

Water Heater Insulation Jacket: No.

Insulated Hot Water Piping: Good - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.

Solar Assisted Water Heating: None.

KITCHEN

Kitchen:

Location:	Main level rear of house.
Outside Entry Door:	The outside entry door to the kitchen is satisfactory.
Interior Entry Door:	Satisfactory - The entry door to the kitchen is as expected, and it is functional.
Walls:	Satisfactory - The walls in the kitchen appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is wood.
Countertops:	The countertops in the kitchen appear to be new, and they should provide years of service. Satisfactory - The countertops in the kitchen are satisfactory.
Cabinets, Drawers, and Doors:	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
Faucet and Supply Lines:	satisfactory with no leaks noted. The dish sprayer attachment is functional. Satisfactory - Faucets and supply lines appear.



Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.



Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.
Caulking Water Contact Areas:	Satisfactory - The caulking in water contact areas appears to be satisfactory.
Food Waste Disposal:	Need Attention , Brand - ; Model # - .Badger 1/2 hours power Disposal is noisy .repair needed.



Dishwasher:	Brand -Kitchen aid, The normal service life for a dishwasher is 8 - 12 years. ; Model # Kitchen Aid- ;
Range Hood:	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source: Gas - There is a gas line installed for a range.



Range/Oven: Built-in - There is a built-in oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.



Brand - Kitchen Aid, Built-in - There is a built-in range top. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection. Missing the knobs in the front.



Microwave Oven: Built-in - There is a built-in microwave oven. Satisfactory - There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. .

Refrigerator: Brand - ; Model # ; Serial # -Kitchen Aid Please check with the refrigerator regarding with connection of water to ice maker and water, further evaluation needed by the appliance manufacture.



Attention Needed - There is a refrigerator installed. It appears that it does not level with floor and under the top cabinet, need adjustment.



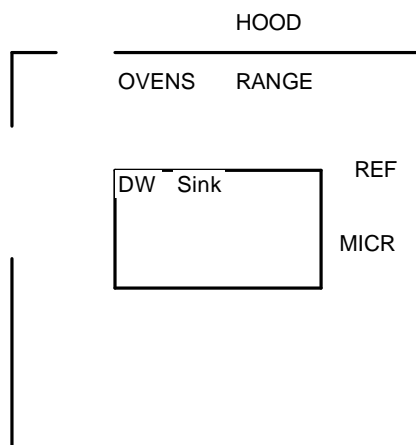
Water For Refrigerator: There is a water line installed for the refrigerator with a shutoff valve in a remote

area. Be sure you are aware of the shutoff valve's location in case of an emergency.

Heat Source:

Satisfactory - There is a heat register in this room.

Kitchen Diagram



LAUNDRY

Laundry:

Location:

Service Room in the first floor next to Kitchen.

Entry Door:

Satisfactory - The entry door to the laundry room is functional.

Linen Closet:

Satisfactory - The closet is functional and of average size.



Walls:

Satisfactory - The walls in the laundry room appear to be satisfactory.

Ceilings:

Satisfactory - The ceiling is satisfactory.

Floor:

Satisfactory - The floor coverings are in satisfactory condition. The floor covering material is ceramic or glazed tile.

Washer & Dryer

Not Present.

Washer Hookup:

Need Attention, There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. There Missing the valve need repair by licensed contractor.



Dryer Hookup:

Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.



Dryer Ventilation:

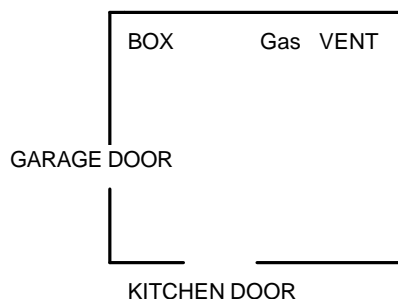
Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.



Area Ventilation:

Satisfactory - The area ventilation seems adequate.

Laundry Drawing



BATHROOMS

Master Bathroom:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

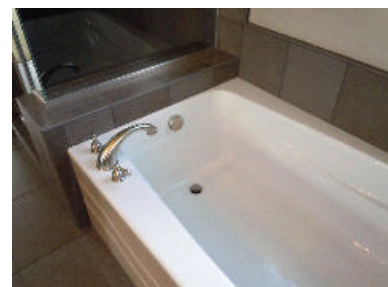
Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.



Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

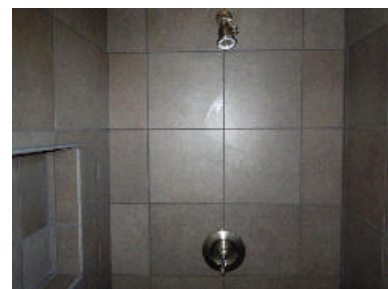


Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.



Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.



Glass Tub/Shower Door:

Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

Ventilation Fans:

Need Attention- There is an exhaust fan installed in this bathroom, but it does not appear to be removing air at a satisfactory rate. Cleaning or repair is indicated.



Bathroom #2:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.



Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.



Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.



Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.



Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Glass Tub/Shower Door:

Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Entry Door:

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

Ventilation Fans:

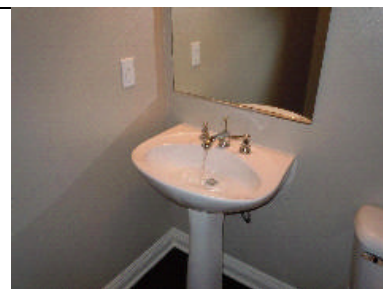
Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

BATHROOMS

Powder Room

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.



Toilet Condition	Satisfactory - The toilet in the master bathroom appears to be functional.
Heat Source:	Satisfactory - There is a heat source in this room.
Entry Door:	Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is hardwood.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

BEDROOMS

Master Bedroom:

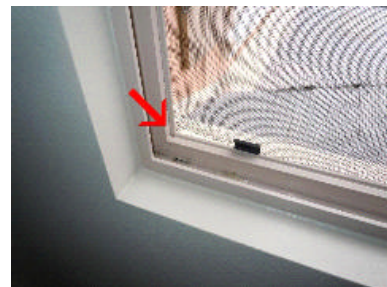
Entry Door:	Satisfactory - The entry door on the master room is as I expected, and it is functional.
Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Floor:	Good - The floor covering is newer and should provide years of service. The floor covering material is carpet.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this room. It may or may not be functional.
Cable TV:	Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Smoke Detector:	There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #2:

Entry Door:	Satisfactory - The entry door on the master room is as I expected, and it is functional.
Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Floor:	Good - The floor covering is newer and should provide years of service. The floor covering material is carpet.

Windows:

Attention Needed - The screen for this window needs repair.



Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #3:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Good - The floor covering is newer and should provide years of service. The floor covering material is carpet.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:

Yes.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #4 (first Floor)

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet:

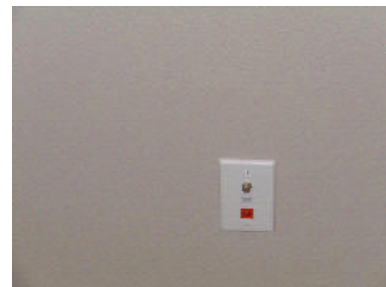
Attention Needed - The closet doors or fixtures need some adjustment or repair, need touch up and paint.



Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Floor:	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this room. It may or may not be functional.
Cable TV:	Yes.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Smoke Detector:	There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.



OTHER LIVING SPACES

Front Entry & Main Hallway:

The Main Entrance Faces:	South.
Front Entry Door:	Satisfactory - The main entry door to the structure is in functional condition.
Entry Floor:	Satisfactory - The entry floor material is in satisfactory condition.
Main Hallway:	Satisfactory - The main hallway walls and floor are in satisfactory condition.
Smoke Detector:	There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.
Guest Closet:	Satisfactory - The guest closet is functional and of average size.
Main Staircase:	Satisfactory - The main staircase is appropriately installed. The staircase has a landing.
Upper Level Hallway:	Satisfactory - The upper level hallway walls and floor are in satisfactory condition.
Upper Level Smoke Detector:	There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

Living Room:

Walls:	Satisfactory - The walls in the room appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Floor:	Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.



Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this room. It may or may not be functional.
Cable TV:	Yes.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Fireplace:	Yes - There is a fireplace in this room. Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

Dining Room:

Walls:	Satisfactory - The walls in the room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Floor:	Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.
Telephone Access or Jack:	No.
Cable TV:	No.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

GARAGE

Garage:

Garage Type	The garage is attached.
Size of Garage:	Two car garage.
Number of Overhead Doors	The overhead doors are made of a synthetic plastic or fiberglass.
Overhead Door and Hardware Condition:	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
Automatic Overhead Door Opener:	The overhead door opener appears to function appropriately.

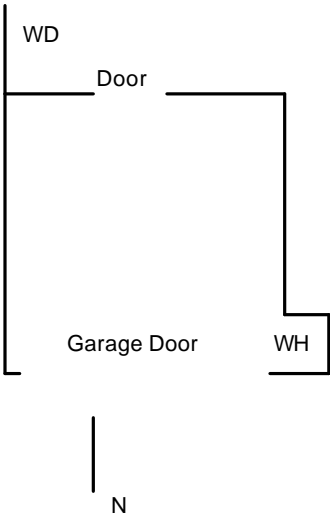


Safety Reverse Switch on the Automatic Opener:	Yes - The door opener is equipped with an automatic reverse safety switch.
Floor Condition:	Satisfactory - The garage floor is in satisfactory condition.
Floor Drain:	No - There is no floor drain installed.
Garage Walls Condition:	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.
Fire Rated Ceiling:	Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.
Fire Rated Entry Door to Structure:	Yes - There is a fire rated door separating the garage from the living areas of the house.



Garage Foundation:	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
Garage Roof Condition:	Attached to the house.
Water Source Installed:	Yes - There is a water source installed in the garage.

Garage Diagram





Ou Tim 84 Twin Gables

G-TECH HOME INSPECTION



April 10, 2011

Tim Ou

RE: 84 Twin Gables
Irvine, CA 92620



Dear Ou:

At your request, a visual inspection of the above referenced property was conducted on April 3, 2011 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

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

ITEMES NEED ATTENTION

SITE

Gas Services:

Gas Line Primary Piping Material:

1. **Need Attention**, There is no automatic seismic Gas shut off Valve for the Gas meter in the building.



G-TECH HOME INSPECTION

ROOF & ATTIC

Roofing:

Flashing:

2. **Attention Needed** - Some portion of the roof flashing needs to have some repair. Further evaluation needed by licensed roofer.



Evidence of Leakage:

3. **Yes -**



Roof Gutter System:

4. **Attention Needed** - The gutter system on the roof edge appears to be leaking or inadequately sloped to carry the water to the downspouts.



5. **Need Attention**, Installation of downspout extensions would help carry the water further away from the PLASTER SITE.

G-TECH HOME INSPECTION



STRUCTURAL

Structural:

Fascia & Rake Boards:

6. **Attention Needed** - The Arch in front of entry door appear to need some minor repair to prevent further deterioration.



Wall Covering Material:

7. **Need Attention**, plaster. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.



8. **Need Attention**, there is crack at the button of second floor balcony, that need touch up and paint.



9. **Need Attention**, plaster. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

G-TECH HOME INSPECTION

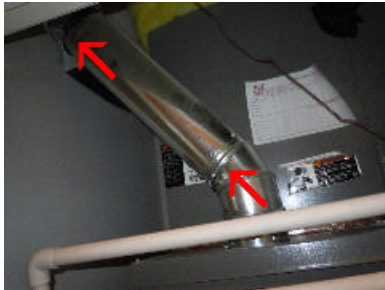


HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Gas-fired Appliance Flue/Vents:

10. **Action Necessary** - Some visible portion of the flue/vent system appears to be installed improperly or is in a deteriorated condition. Action is necessary to correct this condition immediately. Need to seal around the joints.



ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Main Service Ground Verified:

11. **No** - The main service ground wire was not located, or the inspector was unable to verify it was intact. Further investigation is needed to verify its existence.

Lighting:

Bathroom #2:

12. **Attention Needed** - The ceiling light fixture in this bathroom needs attention.



Bathroom #3:

13. **Attention Needed** - The ceiling light fixture in this bathroom needs attention.

G-TECH HOME INSPECTION



Light Switch:

Bathroom #3:

14. **Action Necessary** - The light switch in this bathroom did not function when I attempted to turn it off or on.



PLUMBING SYSTEM

Water Heater:

Flue/Exhaust Pipe Condition:

15. **Need attention**, flex flue vent it is not acceptable for water heater vent, has to be solid b vent, with proper slope no more the 45 degree .



KITCHEN

Kitchen:

Refrigerator:

16. Brand - ; Model # ; Serial # -Kitchen Aid

Please check with the refrigerator regarding with connection of water to ice maker and water, further evaluation needed by the appliance manufacture.

G-TECH HOME INSPECTION



17. **Attention Needed** - There is a refrigerator installed. It appears that it does not level with floor and under the top cabinet, need adjustment.



LAUNDRY

Laundry:

Washer Hookup:

18. **Need Attention**, There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. There Missing the valve need repair by licensed contractor.



BATHROOMS

Master Bathroom:

Ventilation Fans:

19. **Need Attention**- There is an exhaust fan installed in this bathroom, but it does not appear to be removing air at a satisfactory rate. Cleaning or repair is indicated.



G-TECH HOME INSPECTION

BEDROOMS

Bedroom #2:

Windows:

20. **Attention Needed** - The screen for this window needs repair.



Bedroom #4 (first Floor)

Closet:

21. **Attention Needed** - The closet doors or fixtures need some adjustment or repair, need touch up and paint.



ITEMS NEEDING ACTION

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Electric Baseboard Heat:

1.

KITCHEN

Kitchen:

Food Waste Disposal:

2. **Need Attention**, Brand - ; Model # - .Badger 1/2 hours power Disposal is noisy .repair needed.



G-TECH HOME INSPECTION

ITEMS NEEDING ATTENTION

KITCHEN

Kitchen:

Cabinets, Drawers, and Doors:

1. **Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.**

ADDITIONAL RECOMMENDATIONS

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

Sincerely,

George Hartoonian
G-TECH HOME INSPECTION

