



# XRay Home Inspections LLC

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2259 Paseo Saucedal

Carlsbad, Ca 92009

Inspector: Russell Coletti

## Property Inspection Report

Client(s): **Suzanne Aran**

Property address: **4205 Marina #11**

**Carlsbad, Ca 92009**











Inspection date: **Wednesday, August 12, 2009**

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

## Structural Pest Inspection Concerns

Items of concern relating to the structural pest inspection are shown as follows:


	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

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## General information

Report number: 81209  
Inspector's name: Russell Coletti  
Structures inspected: Condo  
Type of building: Condo  
Age of building: 1974  
Property owner's name: Suzanne Aran  
Time started: 10:30 AM  
Time finished: 12:10 PM  
Inspection Fee: \$275.00  
Occupied: No  
Weather conditions: Cloudy  
Temperature: Cool  
Front of structure faces: North  
Main entrance faces: West

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1)  This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

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2)  Traffic noise from I-5 is constant when Screen door is opened.


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## Exterior

Footing material: Not visible  
Apparent wall structure: Wood frame  
Wall covering: Stucco  
Driveway material: None  
Sidewalk material: None  
Exterior door material: Solid core wood

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3)  One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

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4)  There is a missing lens cover for the light on the Deck. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.



Photo 5

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5)  Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary. Dry Rot on bottom brace on Deck.



Photo 14



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- 6)   Outside of the Deck around West side an opening is exposed and a Bird has made a Nest. This could facilitate Mites that to come into the Condo. Contact Condo HOA and have them repair.




Photo 15

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## **Electric service**



Service amperage (amps): 100  
Service voltage (volts): 120/240  
Location of main service switch: unknown  
Location of main disconnect: unknown  
Main disconnect rating (amps): Not applicable, no single main disconnect


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- 7)  Sub Panel is located in Bedroom Closet. It appears not to have a Main switch. A Licensed Electrician should be called to evaluate.

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## **Water heater**

Estimated age: 1993  
Type: Tank  
Energy source: Electricity  
Capacity (in gallons): 40  
Manufacturer: Rheem  
Model: 81V40D  
Water temperature (degrees Fahrenheit): 88 degrees

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- 8)   The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

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- 9)  A water heater is installed over finished living spaces and has no catch pan and drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage to finished interior spaces below if/when the water heater develops a leak or is drained.


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- 10)  Gaps around pipes that feed Water Heater. Insect infestation could occur.



Photo 4

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## Heating and cooling

Primary heating system energy source: unknown

Primary heat system type: Radiant

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## Plumbing and laundry

Water pressure (psi): 60 Lbs

Location of main water shut-off valve: unknown

Location of main water meter: unknown

Water service: Public

Service pipe material: Not visible

Supply pipe material: Not visible



Drain pipe material: Not visible

Waste pipe material: Not visible

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- 11)   The ground on the 220 outlet is defective. Have a Licensed Electrician repair or replace.




Photo 12

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- 12)   Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

For more information visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5056.html>

13)  The washing machine is installed over a finished living space and has no catch pan or drain installed. These are not commonly installed, but they are recommended to prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. Recommend having a qualified contractor install both a catch pan and drain.

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14)  Water stain in upper left hand corner of Washer/Dryer closet. Unknown age or source. Contact a Licensed Plumber to evaluate.




Photo 7

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15)  The inspector was not able to find the main water shut-off valve. The client(s) should consult with the property owner(s) to determine if a shut-off valve exists, find it themselves, or hire a qualified plumber if necessary to find it. If no shut-off valve is found for the structure, then recommend having a qualified plumber install one to more easily allow the water supply to be turned off in the event of an emergency, such as when a supply pipe bursts.

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16)  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection. They did not exist.


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## **Fireplaces, woodstoves and chimneys**

Fireplace type: Metal prefabricated

Chimney type: None

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17)  Holes, cracks, gaps and/or significant amounts of rust, corrosion or deterioration were found in one or more metal fireplace liners. This may be a safety hazard for fire, and for combustion fumes entering living spaces. A qualified chimney service contractor should evaluate and make repairs as necessary.

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18)  Fan Switch is inoperable. Inspector did not attempt to turn Gas on and Light.

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19)  Inspector chose not to attempt to open Gas Valve and light the Fireplace because of possible explosion due to non-working exhaust fan.

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## **Kitchen**

20)  One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

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21)  Electrical wires are exposed above the Microwave and should be contained within an Electrical box and secured to the wall or Cabinet.



Photo 1

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22) 🔧🔍 The dishwasher is excessively noisy. A qualified appliance technician should evaluate and repair as necessary, or the dishwasher should be replaced.

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23) 🔧 The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way. Repairs should be made as necessary, such as installing or reinstalling the bracket, and by a qualified contractor if necessary.

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24) 🔧 The sink sprayer at the kitchen sink is inoperable or defective. It should be replaced, and by a qualified plumber if necessary.



Photo 3

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25) 🔧 Vent above the Microwave has become detached from main vent pipe.



Photo 2

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26) 🔍 Minor damage and/or deterioration was found at countertops in one or more areas. The client(s) should evaluate and consider having repairs made, and/or countertops replaced where necessary.

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27) ⓘ One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.

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28) ⓘ Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.




Photo 8


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## **Master Bathroom**


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29)  One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

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30)  One or more toilets "run" after being flushed, where water leaks from the tank into the bowl. Significant amounts of water can be lost through such leaks. A qualified plumber should evaluate and repair or replace components as necessary.

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31)  The shower diverter valve for one or more bathtub faucets is defective. A significant amount of water comes out of the bathtub spout when the shower is turned on. Water will be wasted as a result. A qualified plumber should evaluate and replace components or make repairs as necessary.

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32)  Shower Head is loose from the wall. Have a Licensed Plumber inspect it for repair. It also leaks from several places.



Photo 11



33)  Glass sliding door in Tub/Shower area is broken.



Photo 16


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34)  One or more sink stopper mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

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35)  Water pressure is low in Shower/Tub. Have a Licensed Plumber inspect.



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36)  Signs of Termite infestation were found around window sills in both Bedrooms.



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## **Bathrooms**

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37)   One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

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38)   The shower diverter valve for one or more bathtub faucets is defective. A significant amount of water comes out of the bathtub spout when the shower is turned on. Water will be wasted as a result. A qualified plumber should evaluate and replace components or make repairs as necessary.

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39)   No Stopper for Tub/Shower.


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40)   The shutoff Valve to the Toilet seems to have had a leak. No water present at the time of inspection.



Photo 10



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41)  One or more light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.



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## **Interior rooms**



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42)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 10 years old. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:  
<http://www.google.com/search?q=old+smoke+alarms>

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43)   Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit:  
<http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

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44)   One or more sliding glass doors are difficult to open or close or off the tracks. A qualified contractor should evaluate and repair or replace door(s) as necessary.

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45) 🛠️ One or more rooms have sliding glass doors that are the only source of ventilation for outside air, and no sliding screen door is installed. Recommend installing sliding screen doors for adequate ventilation when insects are active.

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46) 🛠️ The water closet Cabinet frame is loose.



Photo 13

47) 🛠️ Crack in Shelving in Bedroom.



Photo 6



Photo 9  
Gaps around undersink Shutoff  
Valve in Bathroom.