



PROPERTY CONDITION ASSESSMENT REPORT

The best home inspection experience available.

PREPARED BY:

Elvis Martin



FOR THE PROPERTY AT:

31840 Paseo Navarra

San Juan Capistrano, CA 92675

PREPARED FOR:

CINDY CHURCH

INSPECTION DATE:

Tuesday, May 7, 2019



A&A Property Inspections
1024 Bayside Drive
Newport Beach, CA 92660

949-529-2121

www.aapropertyinspections.com
elvisinspector@gmail.com



May 9, 2019

Dear Cindy Church,

RE: Report No. 1144
31840 Paseo Navarra
San Juan Capistrano, CA
92675

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Elvis Martin
on behalf of
A&A Property Inspections

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INVOICE

May 9, 2019

Client: Cindy Church

Report No. 1144
For inspection at:
31840 Paseo Navarra
San Juan Capistrano, CA
92675
on: Tuesday, May 7, 2019

Home inspection	\$450.00
Discount	(\$95.00)
Total	<u>\$355.00</u>

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1024 Bayside Drive
Newport Beach, CA 92660
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SUMMARY

31840 Paseo Navarra, San Juan Capistrano, CA May 7, 2019

Report No. 1144

www.aapropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

General

- All recommendations are to local code and area testing statistics. Repair estimates are based on local insurance company payouts for the area.



1.

2.

Exterior

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

Condition: • [Mechanical damage](#)

Holes and open areas within stucco of building. Doorway and/or window crumbling/cracking may lead to water intrusion as well as damage via water rot or mold. Needs immediate attention by licensed contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: North Exterior Wall

Task: Repair Further evaluation

Time: Less than 1 year

Cost: \$200 - \$300

SUMMARY

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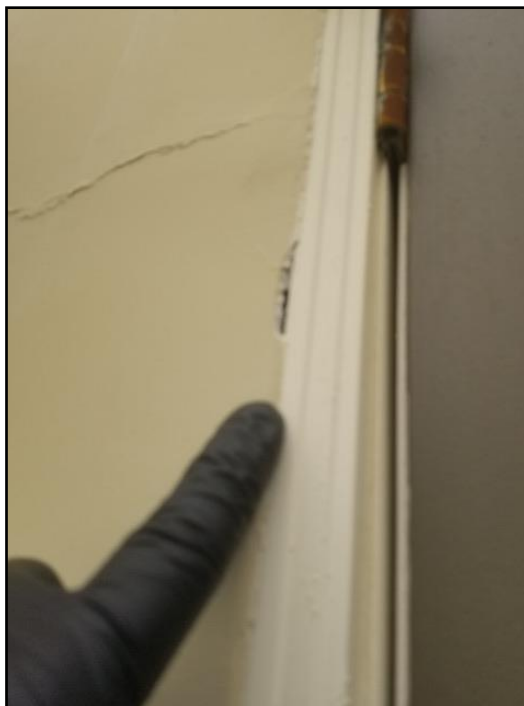
SUMMARY

ROOFING

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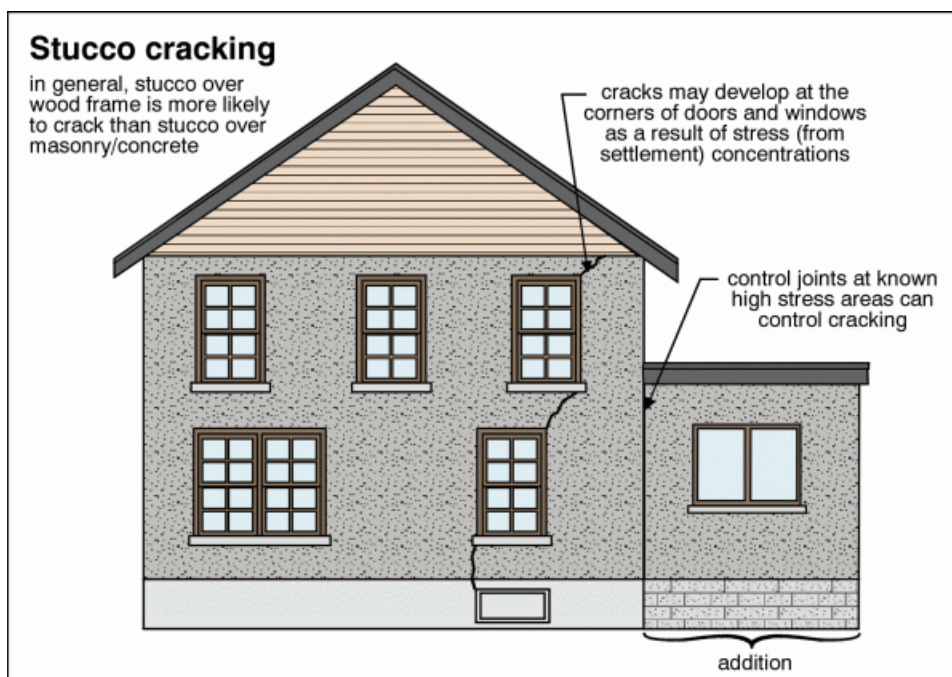
3. Mechanical damage

Condition: • [Cracked](#)

Cracked areas noted on inspection. No water damage noted at time of inspection. Recommend repair by licensed contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Exterior Walls



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ROOFING

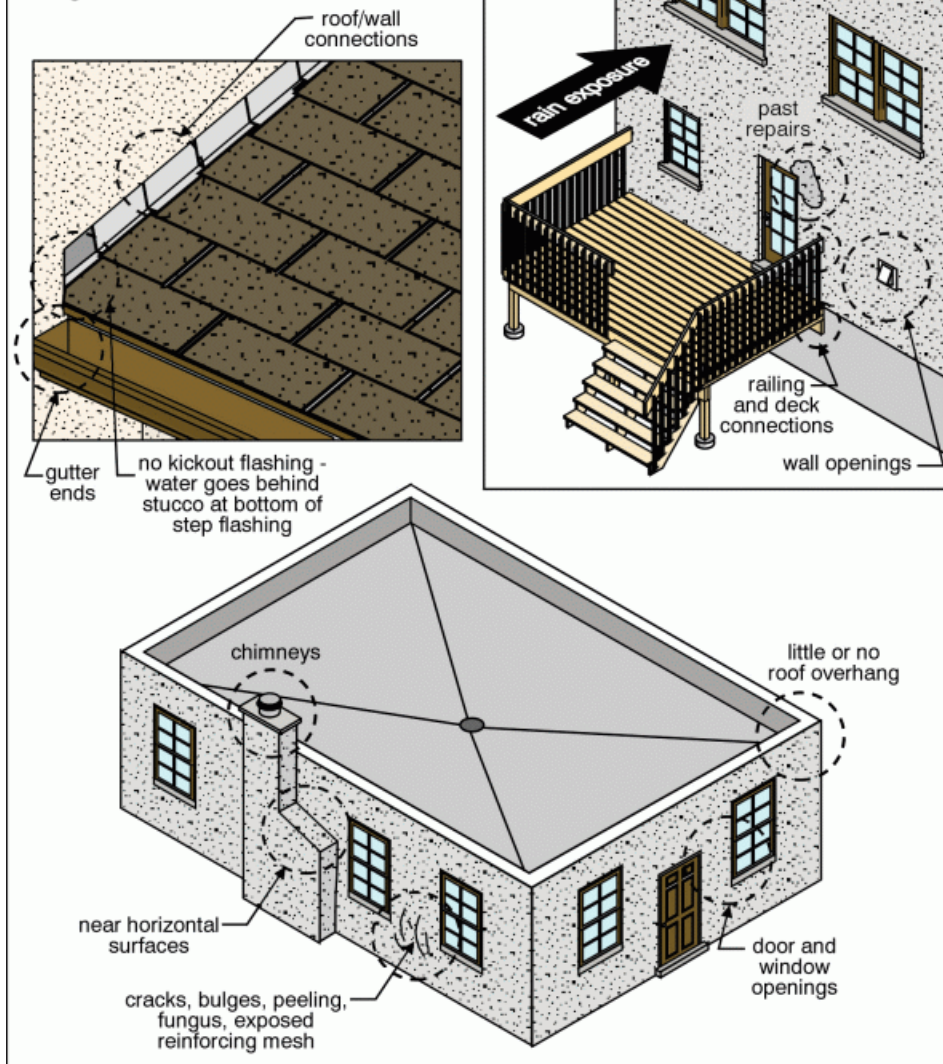
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Exterior inspection strategy for EIFS

things to watch for:



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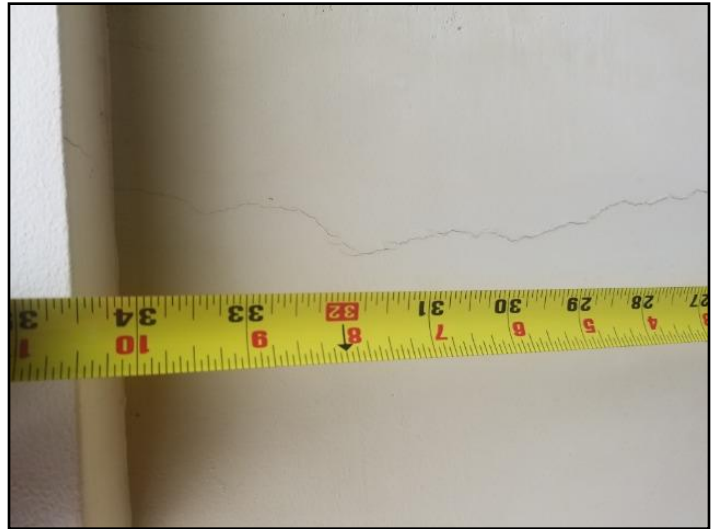
EXTERIOR

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4. Cracked



5. Cracked



6. Cracked



7. Cracked



8. Cracked

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Condition: • [Minor cracks](#)

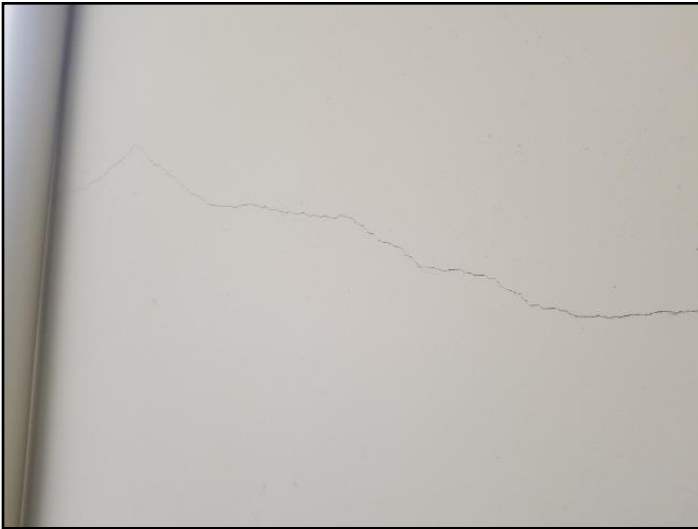
Normal Minor Cracking occurring on Smooth Surface Stucco. There is a few 36" & 48" surface cracks that are cosmetic for now. This is a common result from this particular type of finish. Cosmetic Damage which can be repaired by a professional contractor.

Implication(s): Shortened life expectancy of material

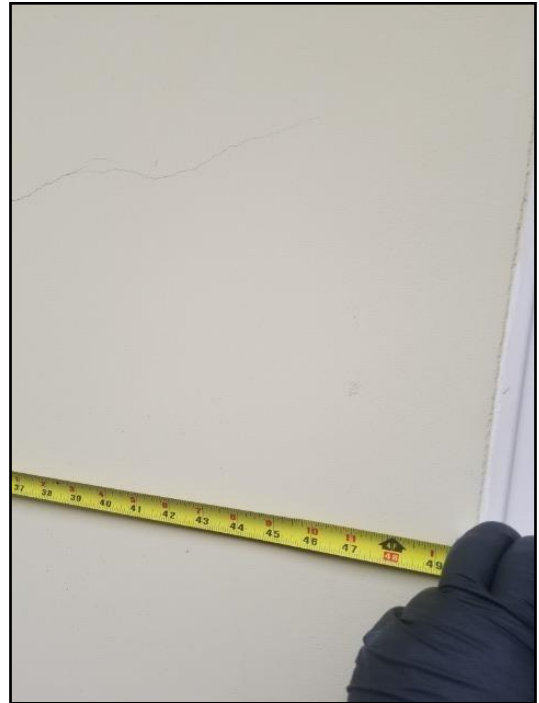
Location: South West Exterior Wall

Task: Repair Service Clean Correct

Cost: \$1,000 - \$1,500



9. Minor cracks



10. Minor cracks

SUMMARY

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11. Minor cracks



12. Minor cracks



13. Minor cracks

WALLS \ Stucco

Condition: • [Cracked](#)

Deeper Cracking noted on exterior stucco walls of home on a few spots. Meter reads high due to recent acrylic painting finish on cracks. Further evaluation by General Contractor recommended.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout Northwest West Exterior Wall

Task: Repair

Time: Immediate

Cost: \$1,500

SUMMARY

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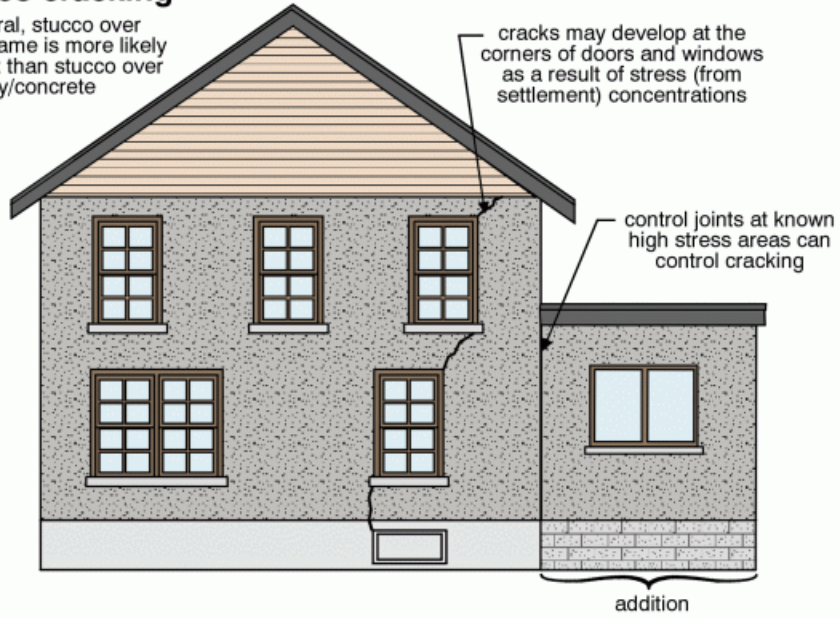
EXTERIOR

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Stucco cracking

in general, stucco over wood frame is more likely to crack than stucco over masonry/concrete



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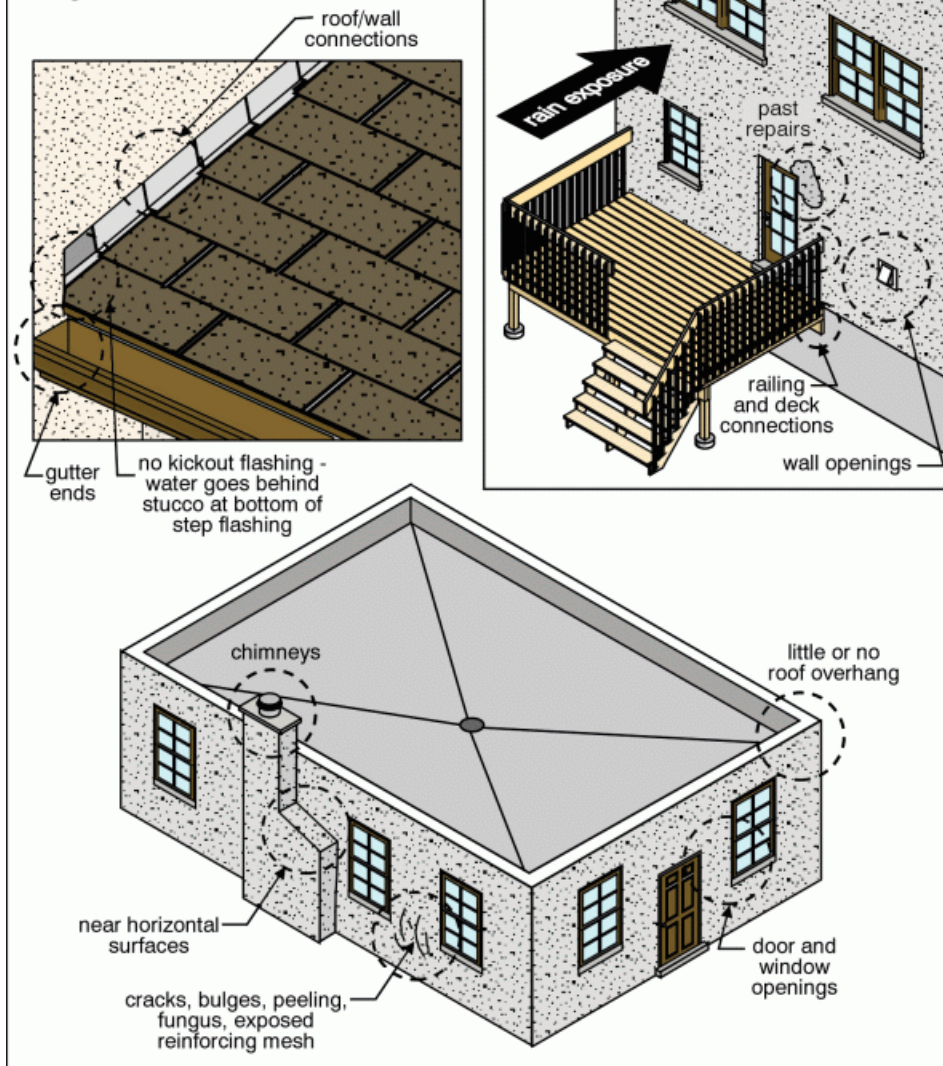
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Exterior inspection strategy for EIFS

things to watch for:



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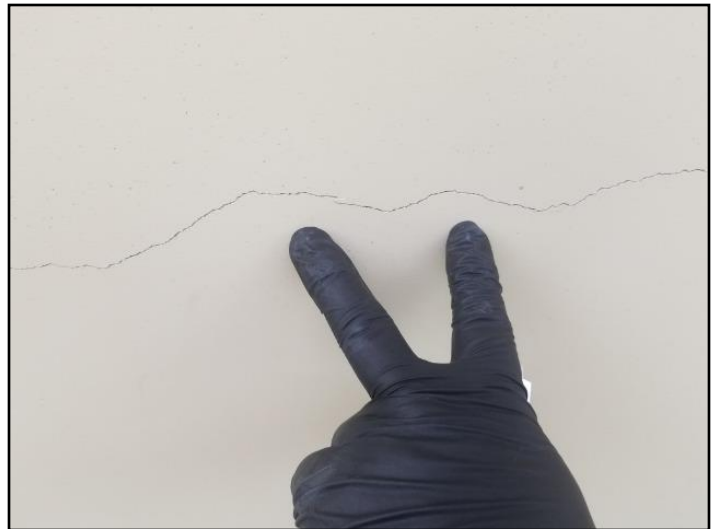
14. Cracked



15. Cracked



16. Cracked



17. Cracked

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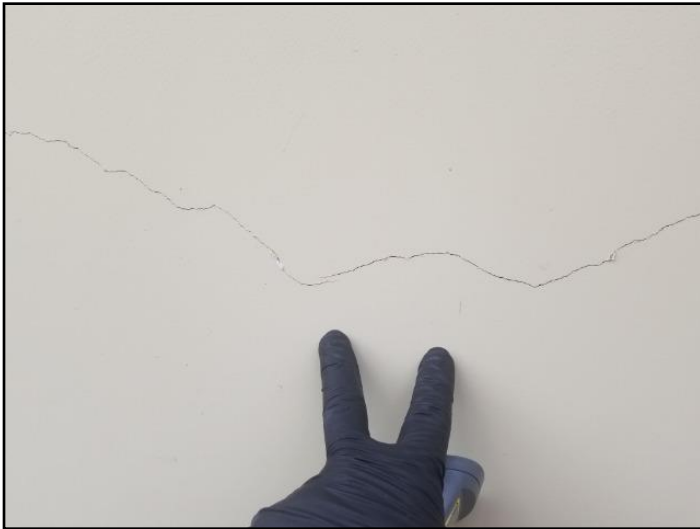
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18. Cracked



19. Cracked



20. Cracked



21. Cracked

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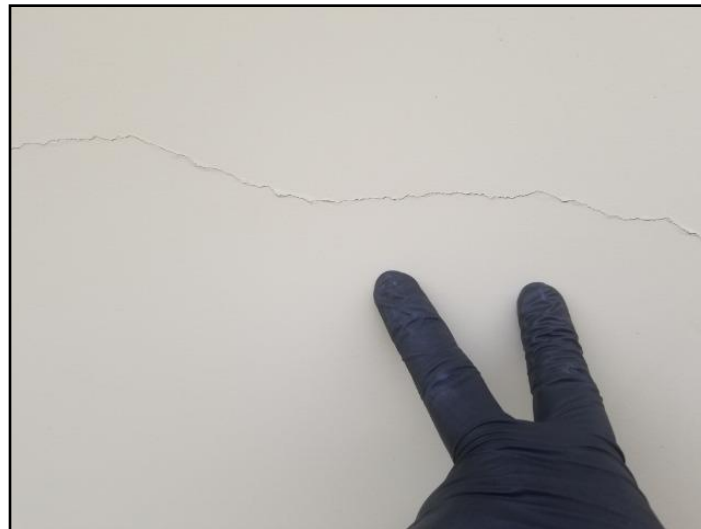
SUMMARY

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22. Cracked

DOORS \ Exterior trim

Condition: • [Damaged, cracked or loose](#)

Surface and deeper cracking noted around entry doors from exterior, including side garage entry door and sliding glass doors from rear of home. No Door Damage noted, just cracking around door. Recommend servicing by contractor before damage becomes more severe. No moisture or water damage detected as of now.

Implication(s): Chance of damage to finishes and structure

Location: North West Exterior Wall

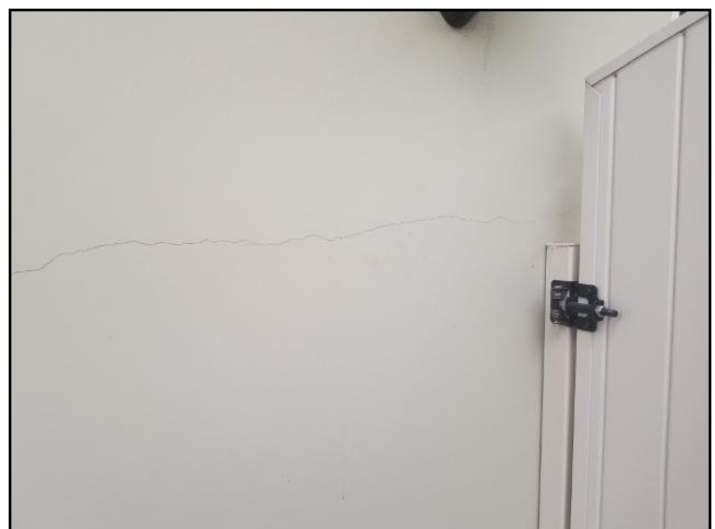
Task: Replace

Time: Immediate

Cost: \$400 Regular maintenance item - \$500



23. Damaged, cracked or loose



24. Damaged, cracked or loose

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25. Damaged, cracked or loose



26. Damaged, cracked or loose

LANDSCAPING \ General

Condition: • [Planters and gardens against walls](#)

Landscape must be cut down or replaced further away from building by landscaper. Plants touching house upon entrance can cause water damage and mold.

Implication(s): Chance of water entering building | Chance of damage to structure | Chance of structural movement

Location: Exterior

Task: Service Clean Correct

Time: Immediate

Cost: \$300 - \$500

SUMMARY

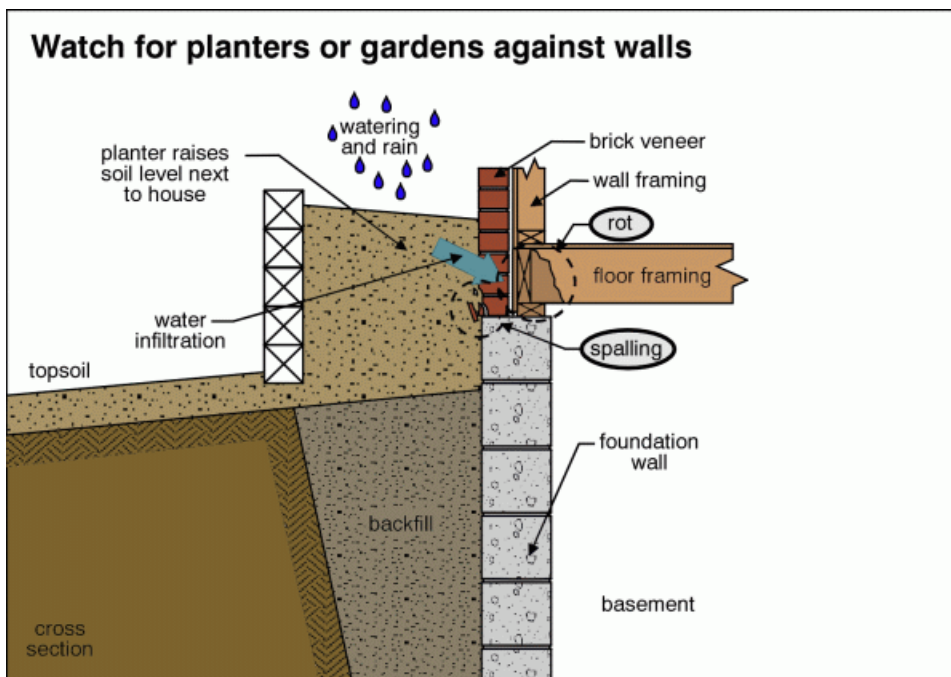
SUMMARY

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27. Planters and gardens against walls



28. Planters and gardens against walls

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a

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pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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ROOFING

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Description

Sloped roofing material:

- [Concrete tile](#)

Concrete tile on roof in serviceable condition. Positive slope of home and driveway for proper runoff away from the home. Proper Gutter and drainage system is in place on day of inspection.



29. Concrete tile



30. Concrete tile

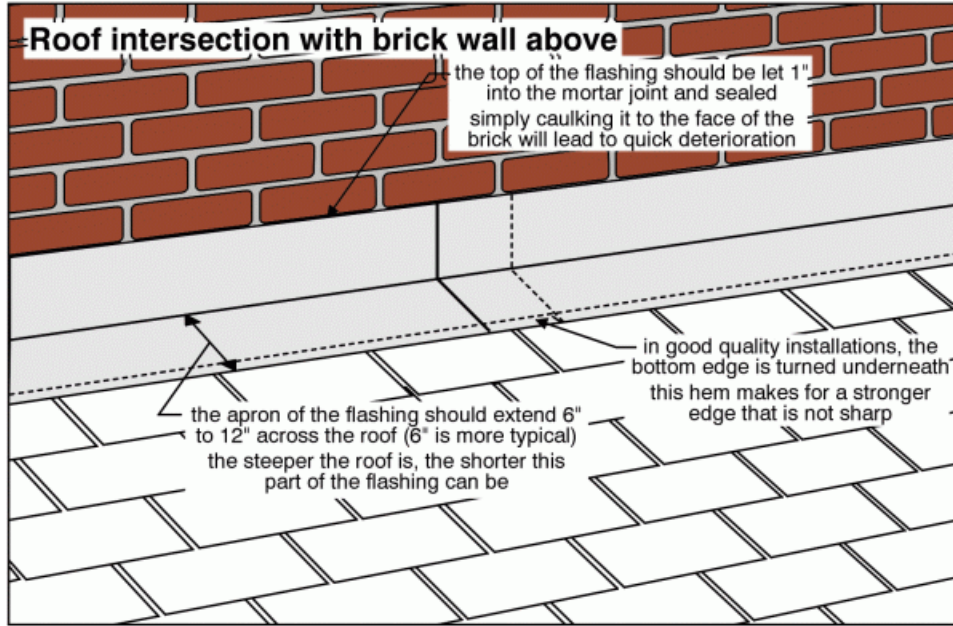


31. Concrete tile

Sloped roof flashing material:

- Aluminum

Aluminum flashings noted at time of inspection in serviceable condition. All flashings around roof penetrations are tight, fastened and nailed/glued down. Valley flashings are serviceable with some debris, recommend cleaning.



Recommendations

General

- All recommendations are to local code and area testing statistics. Repair estimates are based on local insurance company payouts for the area.



32.



33.

EXTERIOR

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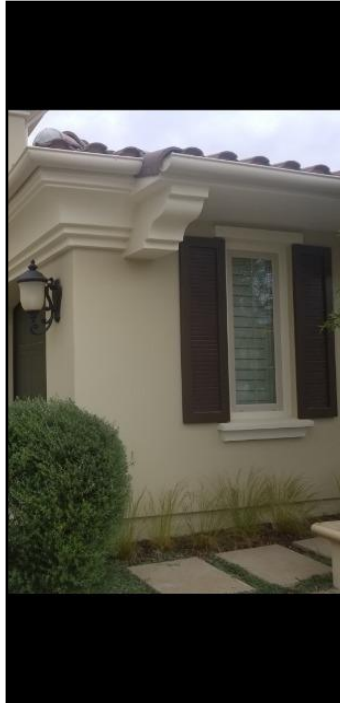
REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type:

• [Eave mounted](#)



34. Eave mounted

Downspout discharge:

• [Below grade](#)

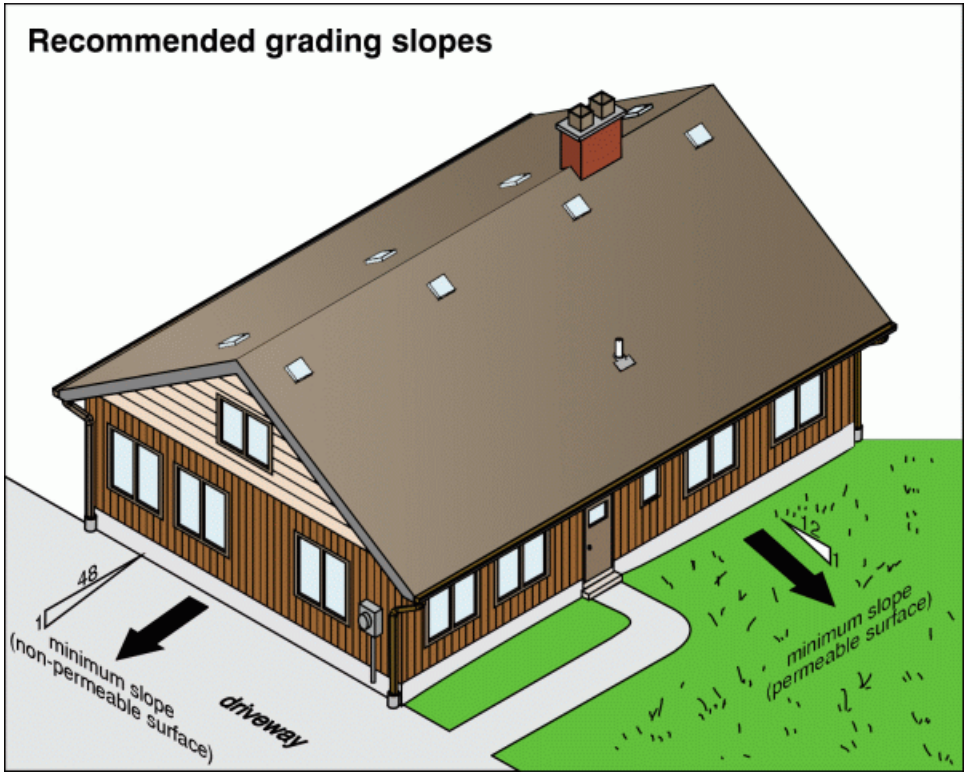
Below grade downspout. Gutter system didn't seem to have any blockage on inspection day.

Lot slope:

• [Away from building](#)

Positive Pitch with concrete front walkway as is with whole property, including driveway into garages at rear of property.

No severe cracks noted!!!



35. Away from building

Wall surfaces and trim:

- [Stucco](#)

The Exterior walls and House Trim consist of Stucco. The West Side of the house had freshly painted cracks as well as some of the gutter system as pointed out.

There is no severe cracking noted throughout the exterior smooth stucco on the east and North or east sides of the home. Moisture readings are all clear and under the potential danger zone areas for water. Please see recommendations.

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36. Stucco



37. Stucco



38. Stucco



39. Stucco

EXTERIOR

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40. Stucco



41. Stucco



42. Stucco

Driveway:

- Concrete

Concrete Driveway noted at inspection with positive slope away from home. No cracks or rooted uplifts noted on inspection. Good expansion joints noted on driveway.

Walkway:

- Concrete

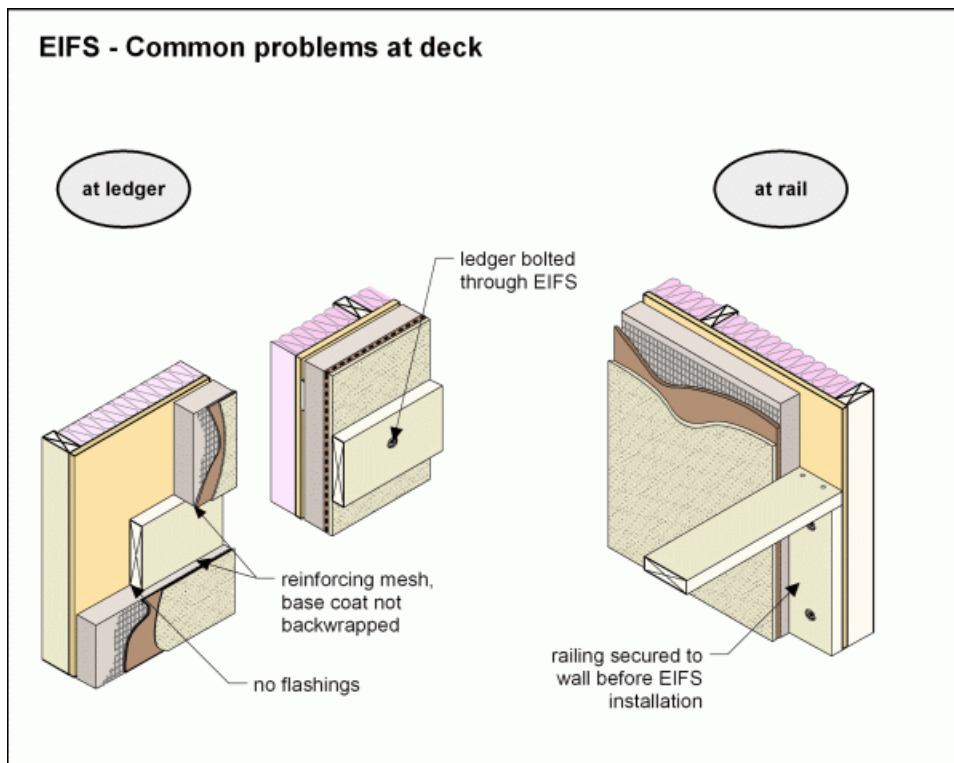
No major cracks noted on all walkways. Concrete walkways in great shape with a positive slope away from building

Recommendations

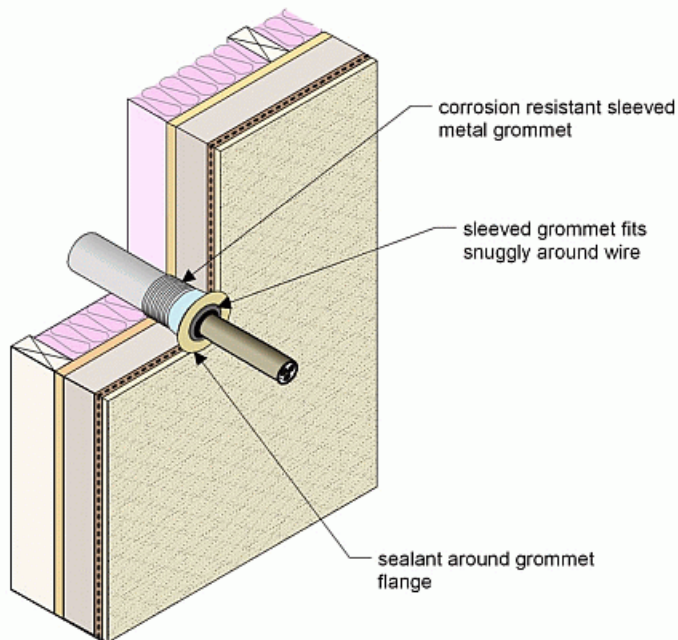
WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

2. Condition: • [Moisture penetration](#)

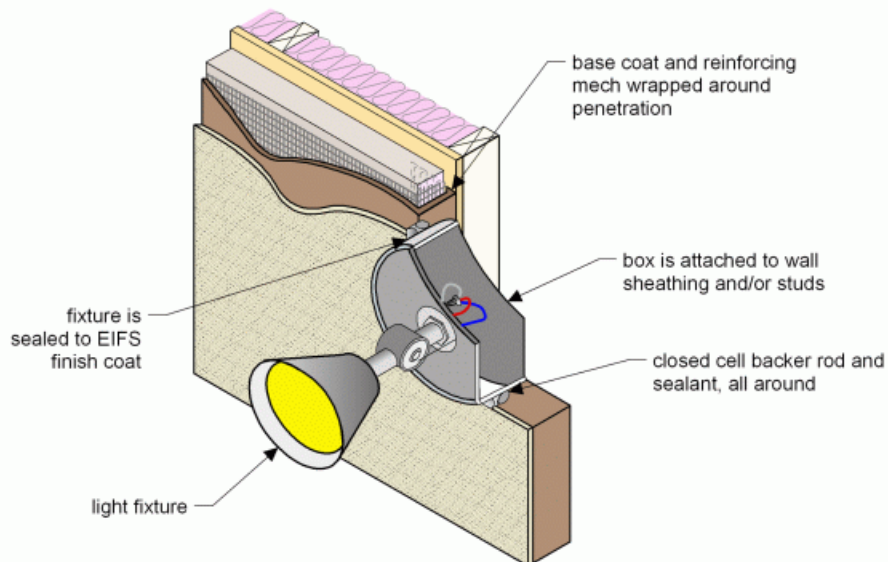
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration



EIFS - penetration



EIFS - light fixture detailing



3. Condition: • [Mechanical damage](#)

Holes and open areas within stucco of building. Doorway and/or window crumbling/cracking may lead to water intrusion as well as damage via water rot or mold. Needs immediate attention by licensed contractor.

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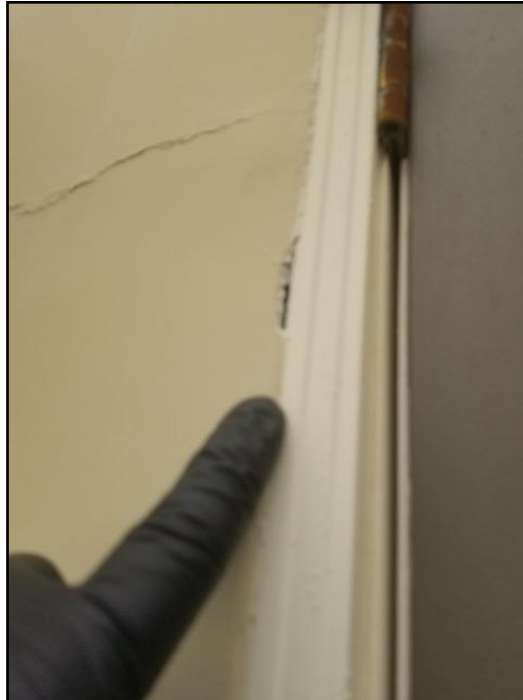
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: North Exterior Wall

Task: Repair Further evaluation

Time: Less than 1 year

Cost: \$200 - \$300



43. Mechanical damage

4. Condition: • [Cracked](#)

Cracked areas noted on inspection. No water damage noted at time of inspection. Recommend repair by licensed contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Exterior Walls

EXTERIOR

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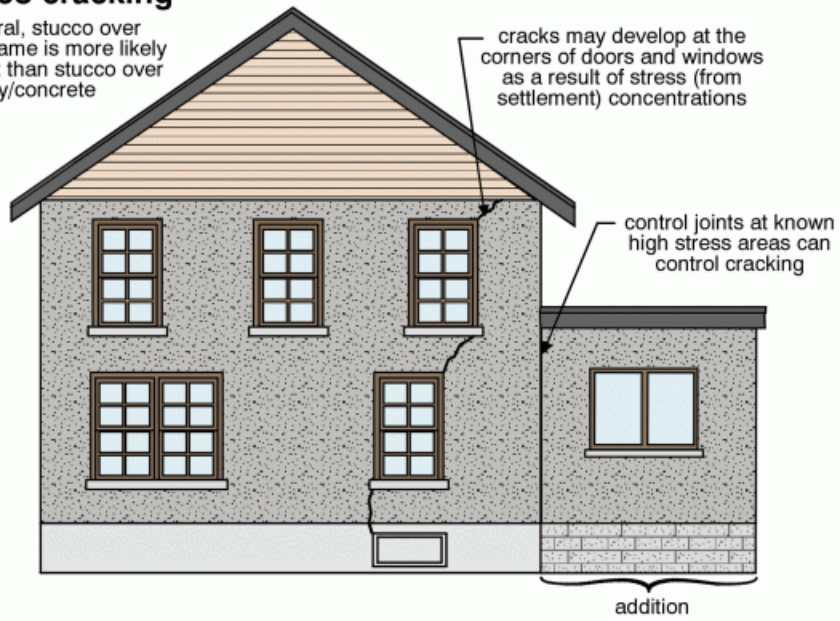
EXTERIOR

STRUCTURE

REFERENCE

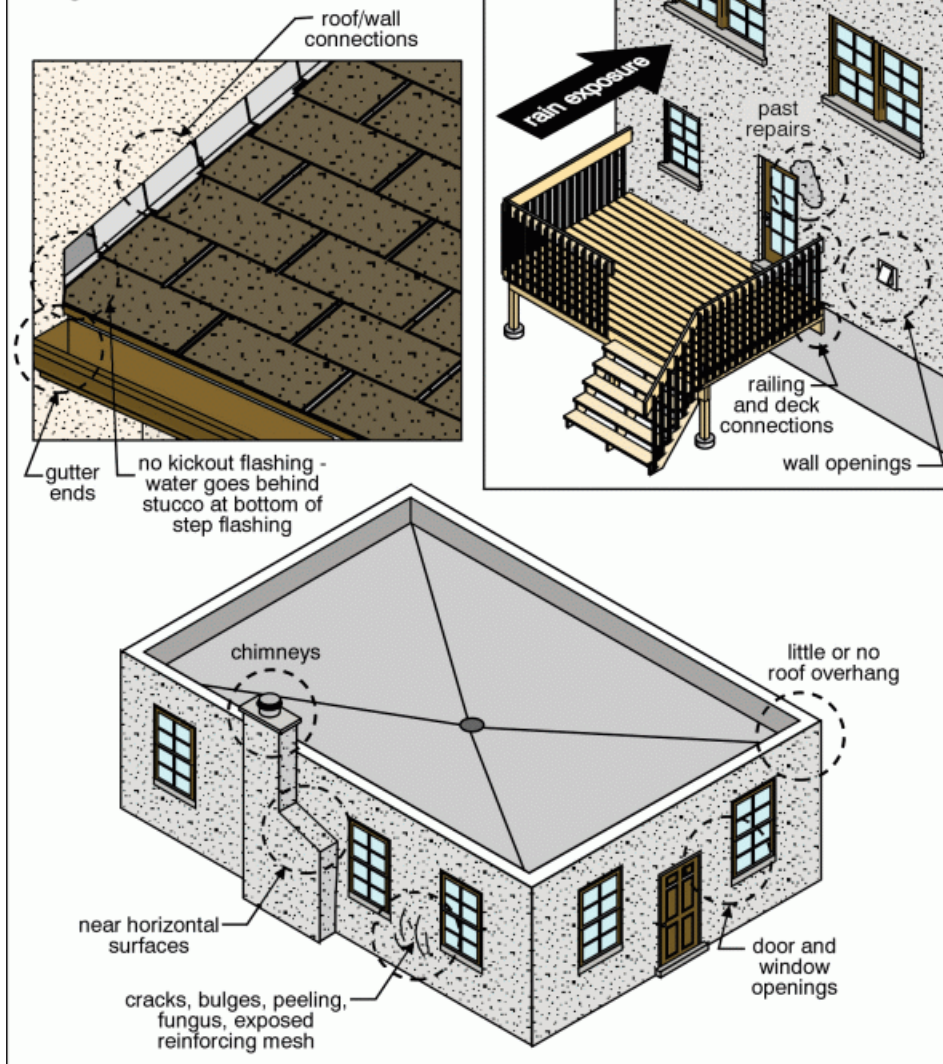
Stucco cracking

in general, stucco over wood frame is more likely to crack than stucco over masonry/concrete



Exterior inspection strategy for EIFS

things to watch for:



EXTERIOR

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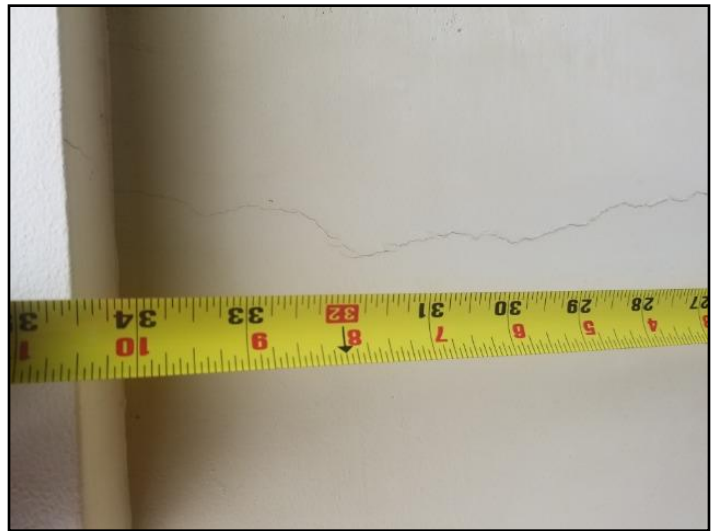
EXTERIOR

STRUCTURE

REFERENCE



44. Cracked



45. Cracked



46. Cracked



47. Cracked



48. Cracked

5. Condition: • [Minor cracks](#)

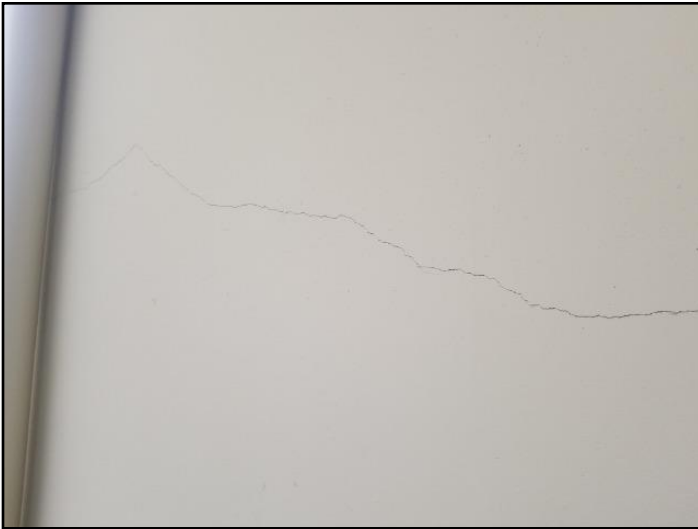
Normal Minor Cracking occurring on Smooth Surface Stucco. There is a few 36" & 48" surface cracks that are cosmetic for now. This is a common result from this particular type of finish. Cosmetic Damage which can be repaired by a professional contractor.

Implication(s): Shortened life expectancy of material

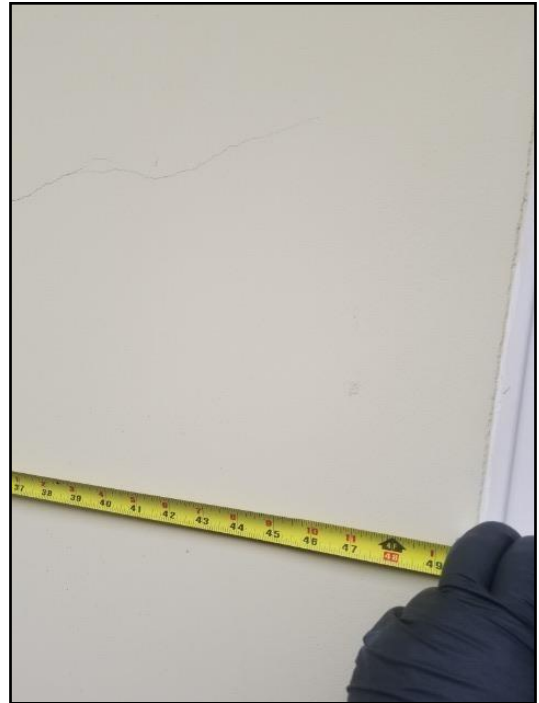
Location: South West Exterior Wall

Task: Repair Service Clean Correct

Cost: \$1,000 - \$1,500



49. Minor cracks



50. Minor cracks

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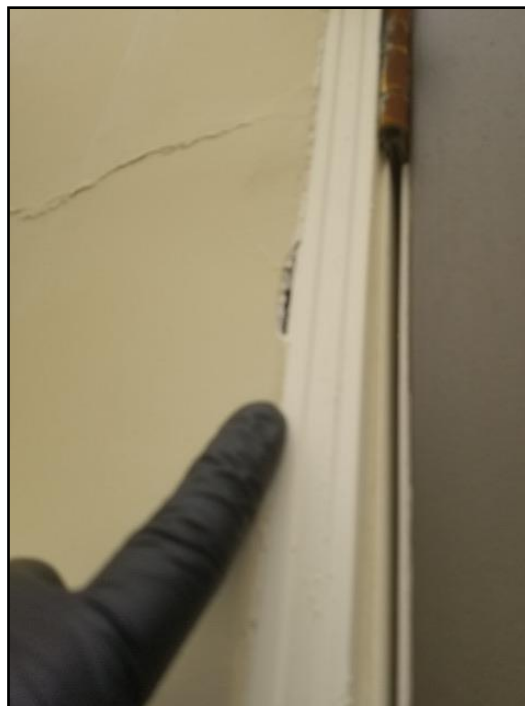
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51. Minor cracks



52. Minor cracks



53. Minor cracks

WALLS \ Stucco

6. Condition: • [Cracked](#)

Deeper Cracking noted on exterior stucco walls of home on a few spots. Meter reads high due to recent acrylic painting finish on cracks. Further evaluation by General Contractor recommended.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout Northwest West Exterior Wall

Task: Repair

Time: Immediate

Cost: \$1,500

EXTERIOR

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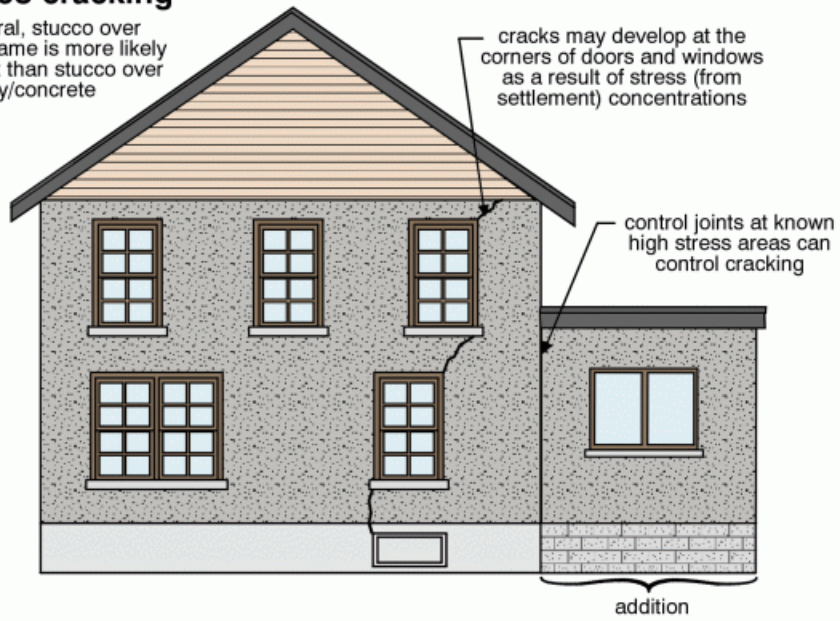
EXTERIOR

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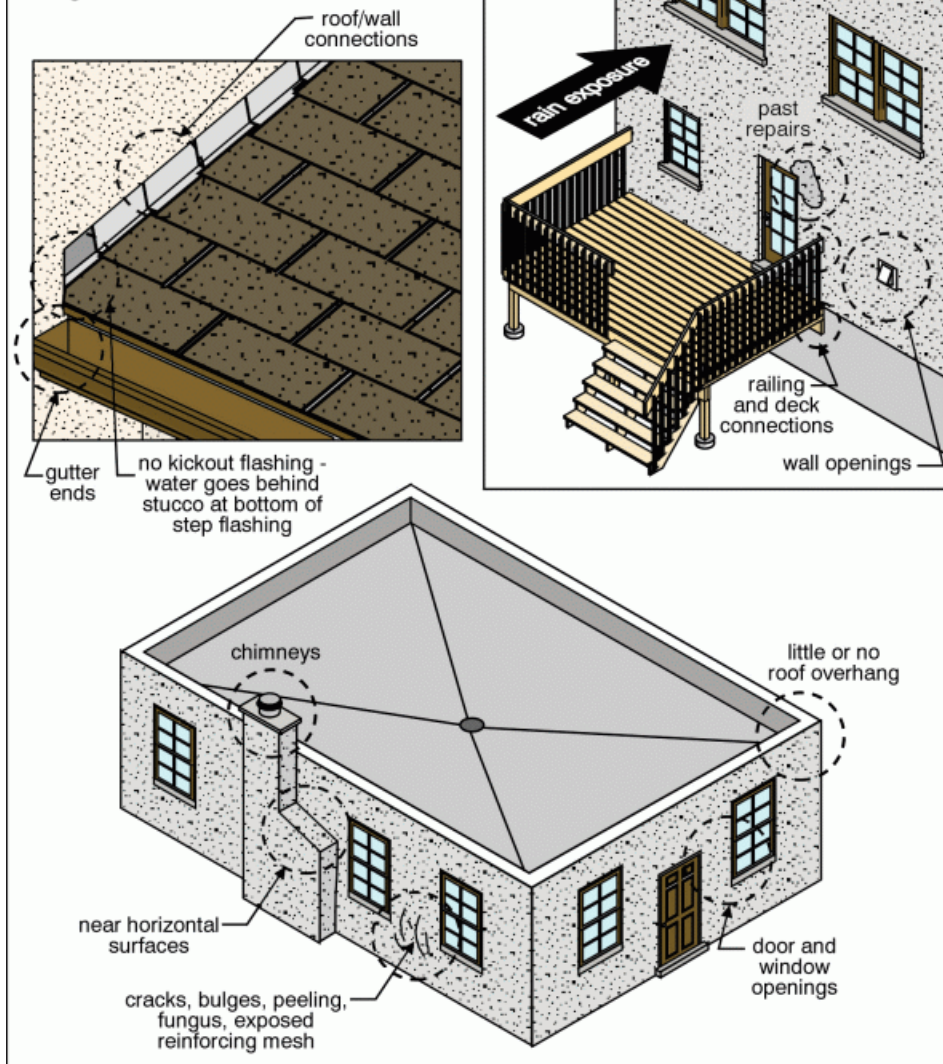
Stucco cracking

in general, stucco over wood frame is more likely to crack than stucco over masonry/concrete



Exterior inspection strategy for EIFS

things to watch for:



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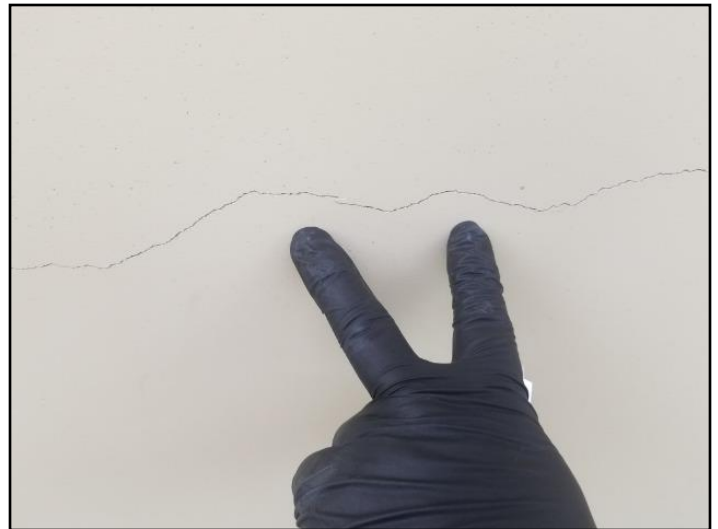
54. Cracked



55. Cracked



56. Cracked



57. Cracked

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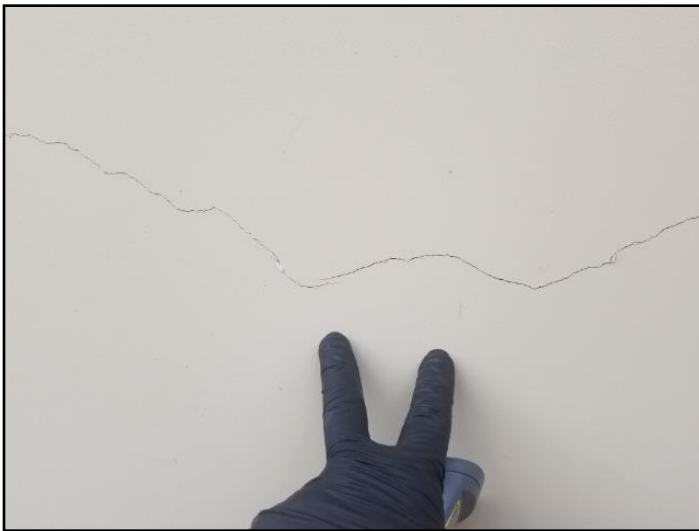
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58. Cracked



59. Cracked



60. Cracked



61. Cracked

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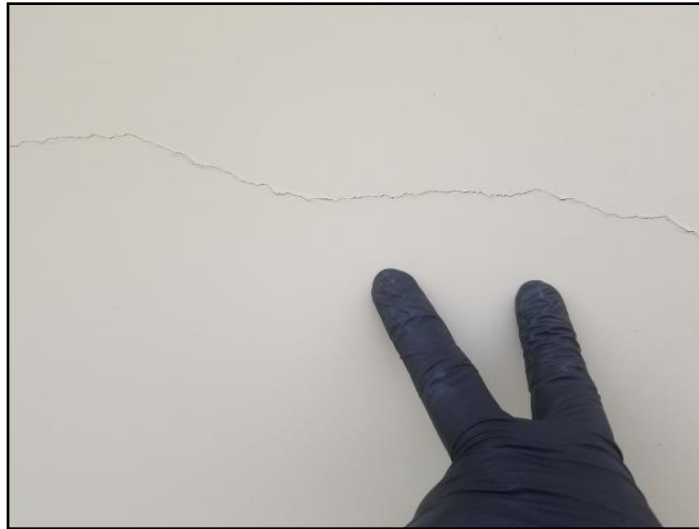
SUMMARY

ROOFING

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62. Cracked

DOORS \ Exterior trim

7. Condition: • [Damaged, cracked or loose](#)

Surface and deeper cracking noted around entry doors from exterior, including side garage entry door and sliding glass doors from rear of home. No Door Damage noted, just cracking around door. Recommend servicing by contractor before damage becomes more severe. No moisture or water damage detected as of now.

Implication(s): Chance of damage to finishes and structure

Location: North West Exterior Wall

Task: Replace

Time: Immediate

Cost: \$400 Regular maintenance item - \$500



63. Damaged, cracked or loose



64. Damaged, cracked or loose

EXTERIOR

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65. Damaged, cracked or loose



66. Damaged, cracked or loose

LANDSCAPING \ General

8. Condition: • [Planters and gardens against walls](#)

Landscape must be cut down or replaced further away from building by landscaper. Plants touching house upon entrance can cause water damage and mold.

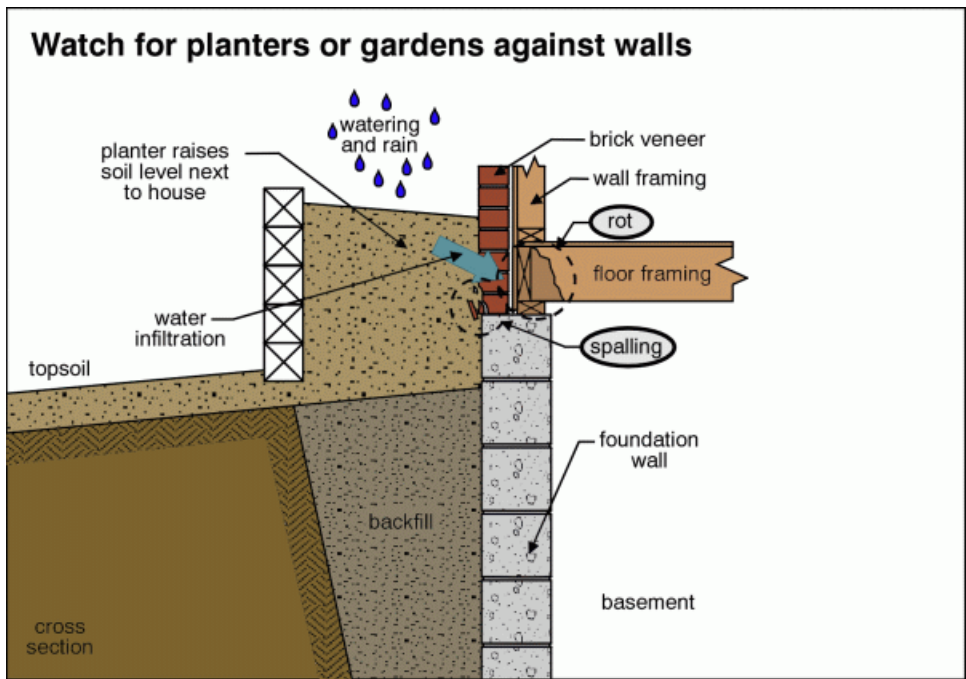
Implication(s): Chance of water entering building | Chance of damage to structure | Chance of structural movement

Location: Exterior

Task: Service Clean Correct

Time: Immediate

Cost: \$300 - \$500



67. Planters and gardens against walls



68. Planters and gardens against walls

STRUCTURE

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Description

Configuration: • [Slab-on-grade](#)

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS