Inspection Report

Nick Torzeski

Property Address:
1147 Tucson Ct
El Cajon CA 92021



The Property Inspection Pros

Jonathan Barrett
WWW.TPIPS.COM
johnny.barrett333@gmail.com
Cell: (951)746-5112
Certified Professional Inspector


CERTIFIED PROFESSIONAL INSPECTOR
InterNACHI
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Date: 10/27/2025	**Time:** 09:00 AM	**Report ID:** 20251027-1147-Tucson-Ct
Property: 1147 Tucson Ct El Cajon CA 92021	**Customer:** Nick Torzeski	**Real Estate Professional:**

IN ATTENDANCE DURNING THE INSPECTION:
HOME OWNER, INSPECTOR

INSPECTOR CONTACT INFORMATION:
For your convenience, the name and direct contact number of your inspector can be found on the cover page of this report. If you have any questions or need clarification-especially if you were not present during the inspection-please feel free to call or text your inspector directly. Keep in mind that inspectors may be on-site conducting other inspections and may not be able to respond immediately. If your call is not answered right away, please leave a detailed message, and your inspector will return your call as soon as possible. We appreciate your patience and look forward to assisting you further.

TYPE OF BUILDING:
SINGLE FAMILY DETACHED

APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/ MLS):
1970, OLDER

WEATHER TYPE:
CLEAR

TEMPERATURE:
76, DEGREES

GROUND/ SOIL SURFACE CONDITIONS:
DRY

RAINED IN THE LAST 3 DAYS:
NO

NUMBER OF LEVELS:
2

UTILITIES:
ALL UTILITIES WERE ON

OCCUPIED:
YES

PLEASE READ THE FOLLOWING INFORMATION

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of The Property Inspection Pros and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of The Property Inspection Pros and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

SCOPE OF THE INSPECTION:

The Property Inspection Pros Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-525-6154.

The Property Inspection Pros provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and The Property Inspection Pros harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local

interpretations thereof. 2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. The Property Inspection Pros does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations. 3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property. 4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase. 5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood. 6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers. 7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building. 8. Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc). 9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report. 10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA). 11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood. 12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems. 13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing. 14. Evaluation of any type of electric Solar system and related components on or off the house/ structure. 15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air. 17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report regarding evidence of peats or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property.

Thank you for choosing The Property Inspection Pros for your property inspection needs. We hope the information contained in your report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you

purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Information Only (IO) = This item, is for your information only.

Please accept this one year FREE membership to HOCOA your home repair network on my behalf. It's easy to get started just go to this link HOCOA and fill out the short form. You will then receive your FREE membership kit in the mail in a few days.

THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFRENCE TO THE PROPERTY AS VIEWED FROM THE FRONT ENTRY DOOR.

Inspected in accordance with "THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRATICE AND CODE OF ETHICS".

This home is older and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.

Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

1.0 ASPHALT COMPOSITION ROOF MATERIAL

Comments:

(1) **Photo(s) of the roof.**



1.0 Item 1(Picture)



1.0 Item 2(Picture)

IN NI NP RR IO Items

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1.0 Item 3(Picture)



1.0 Item 4(Picture)

(2) There are several missing and damaged roof shingles observed. We recommend necessary repairs by a licensed roof contractor.



1.0 Item 5(Picture)

(3) Excessive granules have came off the roof shingles in some areas. This indicates that the roof is aged, and could be approaching the end of its useful life. We recommend having the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, and the potential cost to replace.



1.0 Item 6(Picture)

(4) The asphalt roof shingles are observed to be installed in a sub-standard manner. The tab or pattern lines at the roofing material are exposed indicating that the top shingles do not overlap the bottom shingles properly. We recommend further evaluation and necessary corrections by a licensed roof contractor.

(5) Excessive leaves and debris are noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We recommend having the leaves and debris removed by a qualified person.

(6) There are several exposed nails and or fasteners are observed at the ridge caps and flashings. We advise sealing these nails and or fasteners by a qualified person to prevent roof leaks.

(7) The house roof appears to have several layers on it. The general rule is no more than 3 layers should be installed due to excessive weight. Installing new roofing material over an existing roof will shorten the life of the new roof. To be sure there are not too many layers, a core test is required by a licensed roofer. At a minimum, the house roof will need to be re-sheathed when the next roof is installed. We recommend further evaluation by a licensed roof contractor to help determine.

(8) The 3-tab asphalt shingle roof material appears to have been installed without an underlayment such as tar paper. This will affect the life of the roof and leaks may develop prior to the end of the roof's life expectancy. We recommend further evaluation by a licensed roof contractor to obtain an estimate of life remaining and an evaluation as to the effectiveness of the roof.

(9) Tree(s) and/or large plant(s) are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the trees/ plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage/ venation removed or trimmed by a qualified professional to prevent damage to the house.

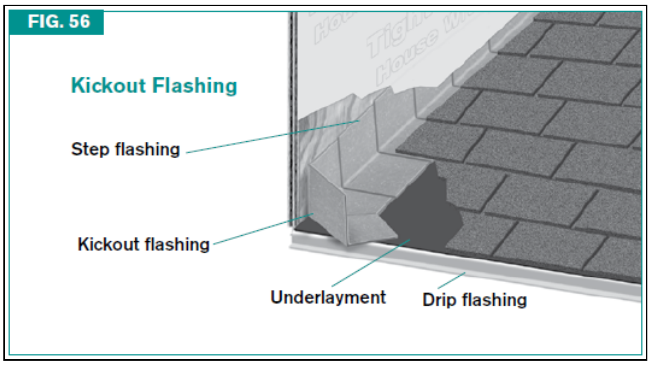
(10) You can obtain a certification of this roof and a guarantee from third party companies. They will perform extensive testing and many will guarantee that the roof will not leak. A roof certification is NOT included with this inspection. We strongly advised that you obtain a roof certification, and maintain a good home warranty with roof coverage. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL

EVALUATION BY A LICENSED ROOF CONTRACTOR IF CLIENT HAS CONCERNS ABOUT ADEQUACY OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.
(11) Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor.

☐☐☐☑☐ **1.1 FLASHINGS AND ROOF PENETRATIONS**

Comments:

(1) There are no kickout flashings installed at the roof/wall junction. This was standard at the time of construction but are now installed. Kickout flashing help prevent rain water from entering behind the siding/ stucco. We recommend having kickout flashings installed where needed by a licensed roof contractor.



1.1 Item 1(Picture)

(2) There are several metal roof flashings that are rusted. We recommend they be cleaned, painted and/ or replaced as needed by a qualified licensed roof contractor.



1.1 Item 2(Picture)

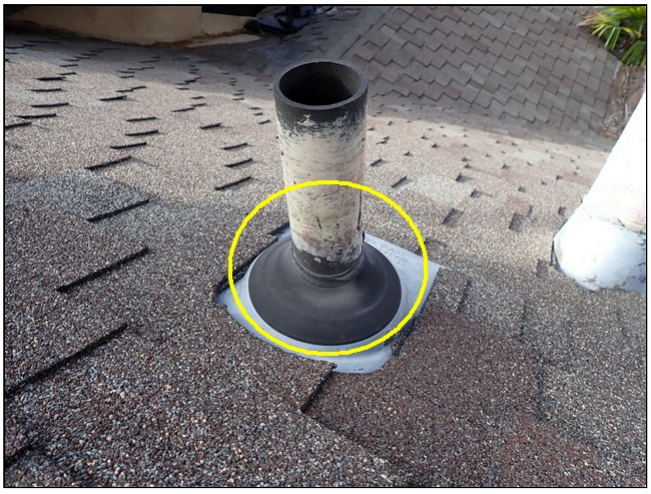
IN NI NP RR IO Items

(3) Rolled asphalt flat roofing material was used as a roof to sidewall flashing. This is nonstandard. We recommend corrections made as needed by a qualified licensed contractor.



1.1 Item 3(Picture)

(4) Sealant around some of the roof flashings/ penetrations is cracked and/ or missing. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.



1.1 Item 4(Picture)

IN NI NP RR IO Items

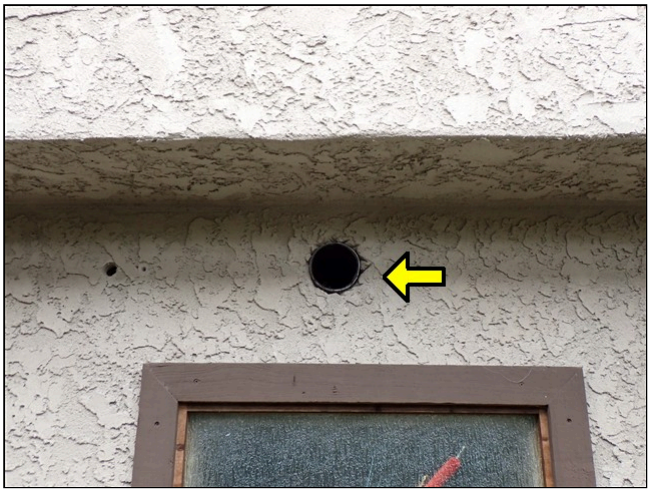
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(5) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.



1.1 Item 5(Picture)

(6) Several plumbing vent pipes serving the drain/waste/vent system had inadequate clearance above the roof. To help ensure that they perform according to their design, plumbing vent pipes should terminate a minimum of 6 inches above the roof. We recommend necessary corrections by a licensed plumbing contractor.



1.1 Item 6(Picture)

(7) The paint at the ABS plumbing vents is worn. We recommend having the ABS vents painted by a qualified licensed contractor.

(8) Our inspection of the roof flashings was limited to what could be seen from our vantage point. We cannot guarantee that all the flashings are in good condition. We recommend further evaluation by a qualified licensed roof contractor to ensure that all of the flashings are installed and functioning properly.

☐☐☐☑☐ **1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)**

Comments:

(1) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/

structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.
(2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.
(3) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor.
(4) The gutters are observed with severe general corrosion/rusting/aging visible and appeared to be at or near the end of their useful life. We recommend replacing by a qualified licensed contractor.
(5) The front downspout is disconnected from the gutter. We recommend necessary repairs by a qualified person.

☐☐☐☑☐ **1.3 ROOF SHEATHING (OBSERVABLE)**

Comments:

Stain(s) observed in the roof sheathing at various areas in attic space. Water stains on the ceilings or on the framing within attic space will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. This roof appears to have been replaced or is not the original roof covering. Staining found in attic space may have resulted from the previous roof leaking. However, due to the lack of recent rain, I was unable to confirm. The staining was dry at the time of the inspection.

Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a licensed roofing company.



1.3 Item 1(Picture)

☐☐☐☑☐ **1.4 SKYLIGHT(S) / SOLAR TUBE(S)**

Comments:

(1) The skylight appears to be installed poorly and the boot flashing is damaged. The installation does not appears to have been performed to professional standards. We recommend further evaluation by a licensed roof contractor and repairs or replacement made as needed.



1.4 Item 1(Picture)

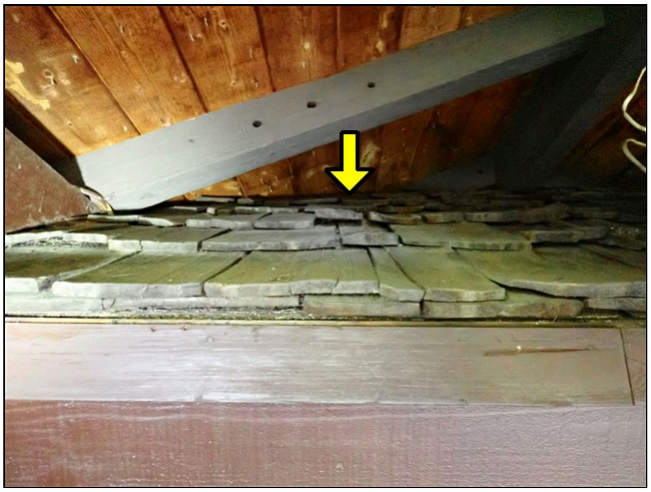
(2) Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a licensed roofing contractor. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if concerned.

(3) Water stains were noted adjacent to the skylight. This may indicate that a leak did or still does exist, or it may indicate that condensation develops on the skylight. In either case we recommend further evaluation by a licensed roof contractor.

☐☐☐☑☐ **1.5 ROOFING - OTHER**

Comments:

(1) The old wood shake roof was still present in some areas. We recommend further evaluation and repairs or replacements made as needed by a qualified licensed contractor.



1.5 Item 1(Picture)

IN	NI	NP	RR	IO	Items

(2) Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor.

IN	NI	NP	RR	IO	Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.

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IN NI NP RR IO Items

☐☐☐☐☑ **2.0 EXTERIOR (GENERAL COMMENTS)**

Comments:

(1) An exterior built in greenhouse/ patio cover is installed at the rear of the home. Built in outdoor greenhouses and their related components are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person to verify proper installation and operation.

(2) The Spa and its equipment was not included in this home inspection report. Spa repairs can be costly if not properly maintained. Spas are a great recreational amenity. However, they can also be very dangerous for small children. We highly recommend that you take steps to secure the Spa to prevent accidental drownings. It is your responsibility to determine which type of safety barrier best meets your needs and the needs of your family and guests. We highly recommend having the spa inspected by this company or by a qualified licensed pool contractor.

(3) A built in fountain is present on the property. Built in fountains and there related components are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person.

(4) Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.

☐☐☐☑☐ **2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)**

Comments:

(1) Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.

(2) Large trees located close to the house can cause damage to underground plumbing, hardscape, and the foundation of the house or a neighboring structure. Tree(s) are located near enough to the house to cause concern for potential damage. We recommend contacting a licensed arborist to obtain a quotation for tree removal.

☐☐☐☑☐ **2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)**

LOT TYPE: FLAT W/ RECOMMENDATION, LOW AREAS (AROUND HOUSE), HILLSIDE SETTING

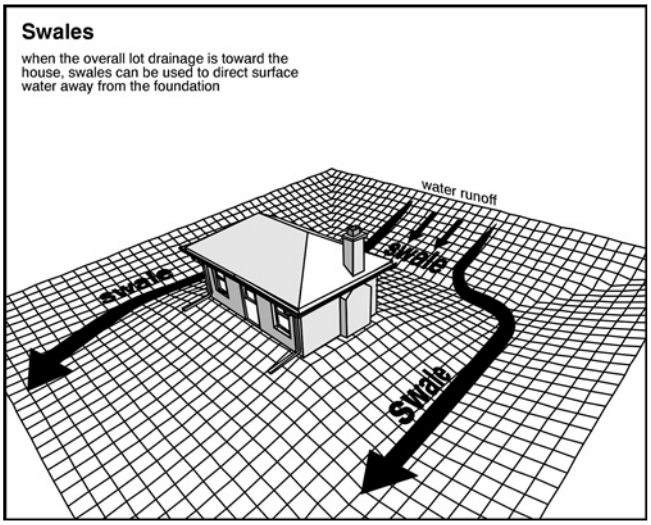
LOT DRAINAGE: GRADED

Comments:

IN NI NP RR IO Items

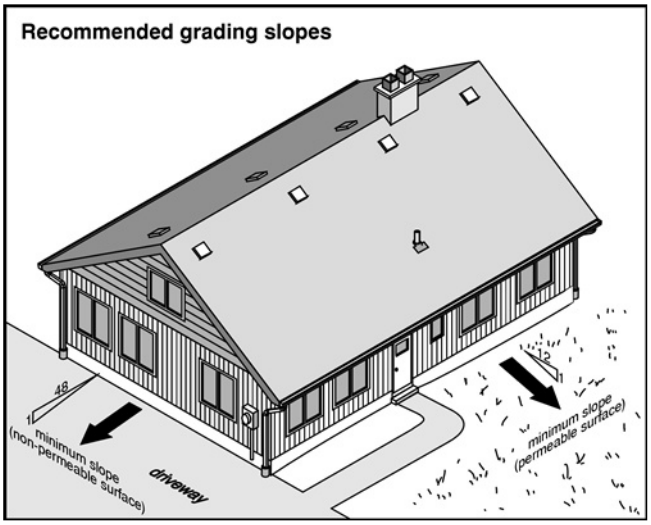
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

(1) The lot grade is flat. Flat lot grades are common is older homes. However, the grade does not comply with current standards. We suggest controlling water near the foundation by re grading where needed, installing roof gutters and a drainage system. We recommend further review and necessary corrections by a licensed landscape contractor.



2.2 Item 1(Picture)

(2) Low areas were observed at the grading which will cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains to carry water away from the low lying areas. Rain gutters should also be installed and drained away from the house. We recommend further evaluation and necessary corrections by a qualified landscape contractor.



2.2 Item 2(Picture)

IN NI NP RR IO Items

(3) This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and are not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer.
(4) Similar elevations are noted between the interior floor and exterior grade levels. This is not ideal and moisture intrusion remains a possibility whenever this condition exist. We recommend further evaluation by a qualified licensed contractor and grading/ drainage contractor to determine repairs options.

☐☐☐☑☐ **2.3 WALL CLADDING FLASHING AND TRIM**

SIDING MATERIAL: STUCCO, WOOD, WOOD TRIM, LEAD BASED PAINT(40 Years Older)

Comments:

(1) Some damaged wood siding and wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding and wood trim as needed by a qualified licensed contractor.

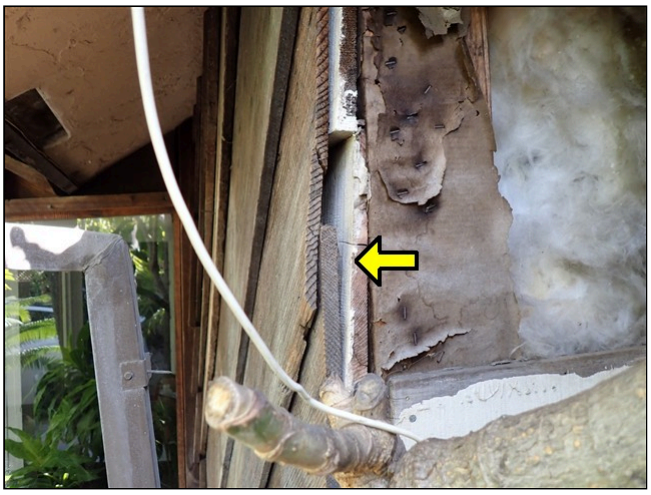


2.3 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

(2) The house appears to have siding applied over original wood siding (possible shingles) which can trap moisture in the wood. Old wood siding should have been removed. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.



2.3 Item 2(Picture)

(3) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

(4) Paint is worn and failing at the siding and trim at several areas. We recommend prep and paint as needed to protect the siding and trim by a qualified paint contractor.

(5) Bare wood needs primer and paint at several areas. Maintaining paint is essential to preventing the wood from damage. We recommend prep and paint where needed by a licensed painter.

(6) Patching was noted in the stucco in several areas. We recommend asking the seller if they have knowledge of the repair or cause.

(7) Several stored items/ garage cans were stored against the exterior of the home. Home inspectors do not move occupants personal items. Several areas of the exterior walls were not visible at the time of the inspection. We recommend a careful evaluation of these areas.

(8) Routine Maintenance Tip: Seal all gaps, cracks and openings. This includes cracks or gaps around windows and doors, and any small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.

(9) **Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.**

☐☐☐☑☐ **2.4 EAVES, SOFFITS, FASCIAS**

Comments:

(1) There are several stains noted at the eaves. Due to lack of recent rain, determining the presence of an active roof leak was not possible. The roof may be leaking in these

areas. We recommend further evaluation by a licensed roof contractor or leak detection company.



2.4 Item 1(Picture)

(2) Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

(3) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

(4) Exposed eave needs primer and paint at several areas. We recommend prep and paint by a licensed paint contractor.

(5) The patio cover is attached to the house fascia board. This is a non-standard installation. The patio cover should be attached to a ledger board that is affixed to the wall of the house. The fascia board is subject to damage from strong wind which can lift the patio cover. We recommend necessary corrections by a qualified licensed contractor.

☐☐☐•☐ **2.5 DOORS (EXTERIOR)**

Comments:

(1) We recommend replacing all exterior door locks with new locks. This is a common and important security measure when moving into a new property, as there is no way to verify how many copies of the current keys may exist or who may have them. Installing new locks ensures that only authorized individuals have access to the property, enhancing overall safety and peace of mind for the occupants.

(2) The family room sliding screen door locking latch is missing/ doesn't latch. We recommend necessary repairs or replacement by a qualified person.

(3) The sliding glass doors are mounted with the sliding portion of the doors mounted on the exterior side of the home. This may have common at the time of original construction. However, this may allow the sliding portion of the doors to be easily removed by a would be intruder from the exterior of the house. We recommend having the sliding portion of the door installed on the inside or upgrading the sliding glass doors to the type with the sliding portion of the door mounted on the interior of the home by a qualified licensed door contractor.

(4) The family room sliding screen door has a torn or damaged screen. We recommend repair or replacement by a qualified person.

2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: SINGLE PANE ALUMINUM, SINGLE PANE WOOD

Comments:

(1) All of the wood windows and doors throughout the house are old and worn. Several need maintenance, paint and repairs. We recommend further evaluation and necessary repairs or replacement of the wood windows and doors by a licensed window and door contractor.

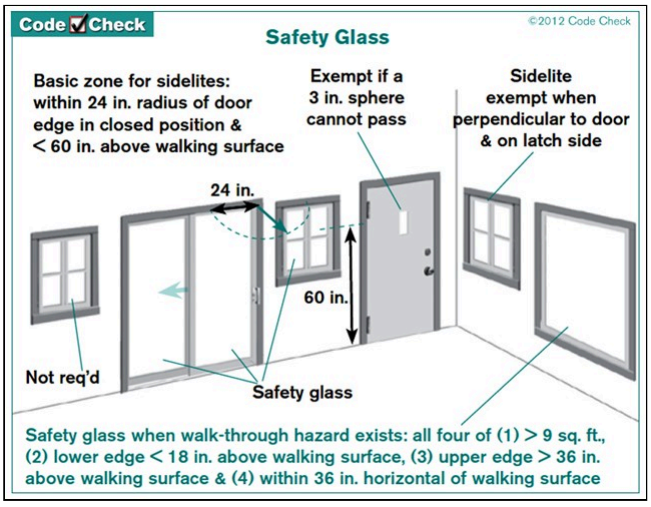
(2) There are several window screens that are missing or damaged throughout the house. We recommend repair or replace as needed by a qualified person.

2.7 SAFETY GLASS (EXTERIOR)

Comments:

Older homes may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. Older homes may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. We recommend having safety glass installed at the windows where needed by a licensed window contractor.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.



2.7 Item 1(Picture)

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

Comments:

(1) There is several cracks in the concrete patios, walkways, and driveways. We recommend necessary repairs by a qualified licensed concrete contractor.



2.8 Item 1(Picture)

(2) Some damaged wood is observed at the patio cover at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the damaged wood as needed by a qualified licensed contractor.



2.8 Item 2(Picture)

(3) The rear patio post mounting hardware is rusted/ damaged. We recommend replacing where needed by a qualified licensed contractor.

(4) Several tripping hazards exist around the property. We recommend necessary repairs by a qualified licensed contractor to avoid injuries.

(5) Proper concrete footings and piers under the patio cover posts are not present in several areas. Current building standards require a 12 inch square with a 12 inch deep footing below the precast pier/ post. The pier should placed in the footing when the concrete is wet. The pier should extend a minimum of 8" above grade. The post must be pressure treated, and be strapped to the beam above. Piers that are placed without footings or poorly installed are more likely to move/settle over time. We recommend further evaluation of this installation with a licensed deck contractor and necessary

IN NI NP RR IO Items

repairs as needed.
(6) The patio cover appears to be installed in a non-professional manner. We recommend further evaluation by a qualified licensed contractor.

☐☐☐☒☐ **2.9 EXTERIOR STAIRS/ STEPS**

Comments:

(1) There is no handrail installed at the rear yard exterior stairs/ steps. A handrail is required at least one side of the stairs when four or more steps are present. This is a safety hazard and corrections are needed. We recommend installing a handrail for safety by a qualified licensed contractor.
(2) The wood steps at the rear of the home do not appear to have been constructed to safety standards. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.

☐☐☐☒☐ **2.10 FENCE AND/OR GATES**

Comments:

(1) The gates that give pool access are not compliant with common safety standards and should be corrected for safety. To help prevent child drowning, pool/spa area fencing and gates should be sixty inches tall and be non-climbable. Gates are required to self-close and include latches at forty-eight inches, and should open away from a pool or spa (so that a toddler could not push open an unlatched gate). We recommend further evaluation and necessary corrections and repairs by a licensed fence contractor or pool contractor.
(2) Inspection of the fencing, landscape, and boundary walls lies beyond the scope of the general home inspection. The inspector may report on defects observed near the home. However, due to the size of this homesite, fences, landscape and boundary walls not in contact with the home were not inspected. If concerned we recommend further evaluation by a qualified licensed contractor.

☐☒☐☐☐ **2.11 IRRIGATION**

Comments:

Landscape sprinklers or irrigation systems are beyond the scope of our general home inspection. We did not inspect of check any type of landscape sprinklers or irrigation systems. We recommend verifying that the landscape sprinklers or irrigation systems are functional by a qualified person.

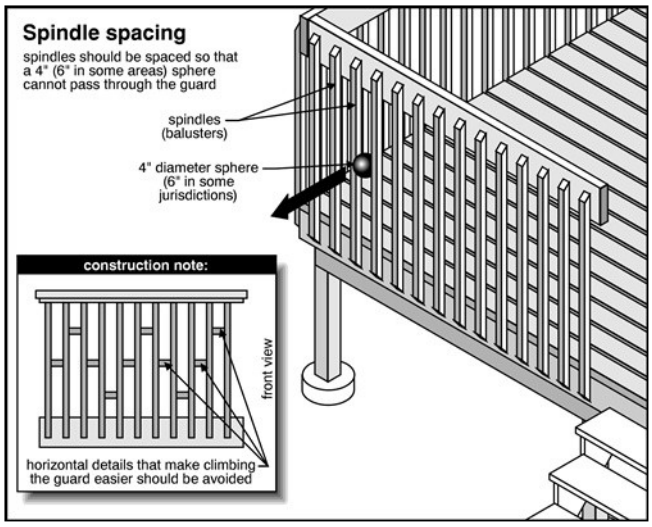
☐☐☐☒☐ **2.12 DECKS**

Comments:

IN NI NP RR IO Items

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(1) While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.



2.12 Item 1(Picture)

(2) The deck/ balcony surface is carpeted with astro turf which traps moisture and is conducive to damage/ deterioration. The waterproofing/ decking material was not visible/ accessible to inspect. We recommend removing the turf and inspecting the deck surface by a qualified person.

(3) Current building standards do not allow deck joists to cantilever more than 24 inches beyond a support beam or girder. This deck does not meet this standard. Depending on date of construction, this indicates the deck may have been built without a permit. We recommend further evaluation of the entire deck by a licensed deck contractor or qualified engineer.

(4) Building requirements for decks have changed numerous time during the past decade. It is important to determine if the deck was built with a permit as this will indicate that it was built properly at time of construction. If the issuance of a permit cannot be confirmed, we recommend having the deck evaluated by a contractor who specializes in building decks to determine if any modifications are required. Evaluating the deck to a standard in place at time of construction is outside the scope of a general home inspection. Significant design and engineering goes into the construction of a deck. A home inspector can only comment on the condition of the deck, but not on the adequacy of its design.

☐ ■ ☐ ☐ ☐ **2.13 ADDITIONAL BUILDINGS/ STRUCTURES ON THE PROPERTY**

Comments:

We did not inspect any additional buildings or structures on the property. I only inspected the main structure on the property. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s). We do recommend that any and all additional buildings on the property be inspected.

☐ ☐ ☐ ☐ ■ **2.14 EXTERIOR - OTHER**

Comments:

Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture

IN	NI	NP	RR	IO	Items
					damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

IN	NI	NP	RR	IO	Items

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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IN NI NP RR IO Items

3.0 MAIN PANEL

ELECTRIC PANEL MANUFACTURE: BULLDOG/ PUSHMATIC ELECTRIC

MAIN PANEL CAPACITY: UNKNOWN, NOT VISIBLE

ELECTRIC SERVICE CONDUCTORS: BELOW GROUND, COPPER, 220 VOLTS

Comments:

(1) **Photo of the main electrical panel.**



3.0 Item 1(Picture)

(2) The dead front cover is missing from the main electric panel. The dead front is the metal plate that surrounds the circuit breakers and covers the wires. A missing dead front is considered a shock hazard. We recommend installation of a proper dead front by a qualified licensed electrician.

(3) The main panel hinges are damaged. We recommend replacing the hinges by a qualified licensed electrician.

(4) There is a Bulldog/ Pushmatic brand main electrical installed. These panels use push button circuit breakers that are no longer considered to be reliable. We recommend upgrading the main electric panel to a more modern 100 AMP main electrical panel by a qualified licensed electrician.

3.1 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

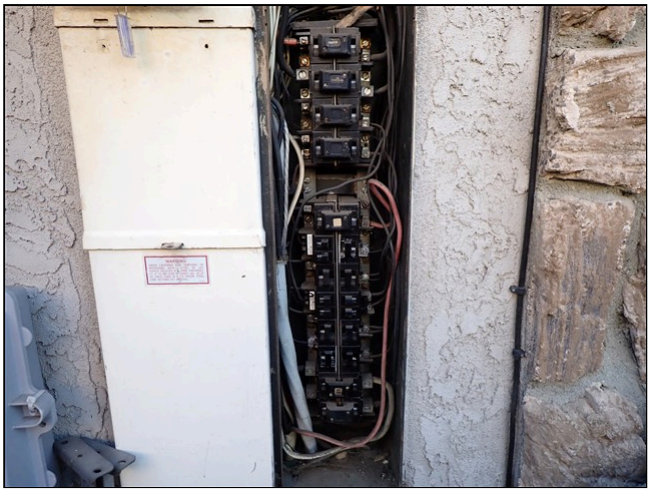
Comments:

IN NI NP RR IO Items

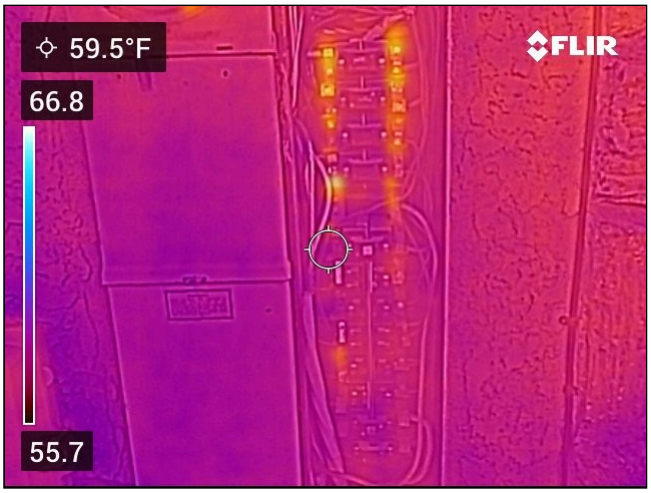
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Photo inside of the main electrical panel.

The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

☐☐☐☑☐ **3.2 BRANCH CIRCUIT CONDUCTORS/ WIRING**

BRANCH WIRE 15 AND 20 AMP: COPPER

WIRING METHODS: ROMEX, CONDUIT

Comments:

(1) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.

(2) There is exposed Romex type wires noted in the house in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

(3) There are extension cords that are being used as permanent wiring in several areas. Extension cords are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper

wiring by a qualified licensed electrician.

(4) There is interior grade Romex that is being used at the rear patio area. When interior grade Romex is exposure to UV rays it could damage/ deteriorate the insulation. We recommend having the interior grade Romex changed to UG rated Romex by a qualified licensed electrician for safety.

(5) Unprotected Romex was present in the attic adjacent to the attic scuttle. Romex located within 6 feet of the attic scuttle must be protected from damage. We recommend adding protection to the Romex in attic by the access a qualified licensed electrician.

(6) Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit, or verify the labeling of the breakers. If concerned about the capacity of individual circuits for their capacities and the correct labeling of the breakers we recommend further evaluation by a qualified licensed electrician for verification of these items.

☐☐☐☑☐ **3.3 SERVICE AND GROUNDING EQUIPMENT**

Comments:

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

☐☐☐☑☐ **3.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)**

Comments:

Several lights throughout the property did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.

☐☐☐☑☐ **3.5 SWITCHES**

Comments:

(1) I was unable to determine the function of several wall switches throughout the property. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.

(2) Some of the wall switches are worn and damaged. We recommend upgrading wall switches as needed by a qualified licensed electrician.

☐☐☐☑☐ **3.6 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)**

Comments:

(1) **Photo of a receptacle being tested.**

A representative number of receptacles throughout the property were tested for power, polarity and grounding according to our standards-of-practice. These receptacles observed to be ok at the time of the inspection unless otherwise noted.



3.6 Item 1(Picture)

(2) Several receptacles outside were damaged and were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs or replacement made by a qualified licensed electrician.



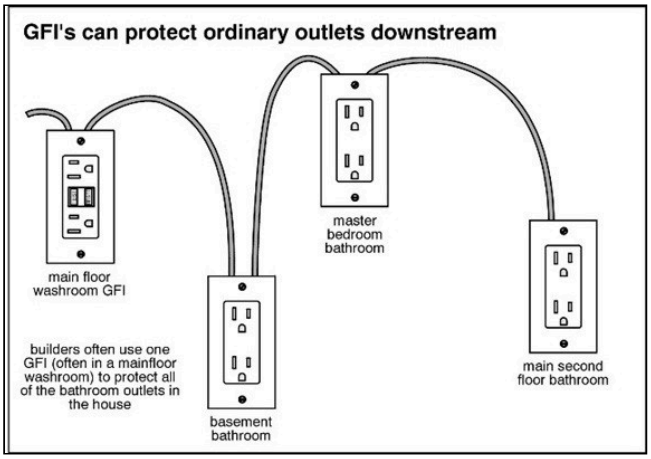
3.6 Item 2(Picture)

[•] **3.7 RECEPTACLE(S) ISSUES**

[•] **3.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Comments:

(1) All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



3.8 Item 1(Picture)

(2) This home was built prior to the requirement for the installation of GFCI receptacles. The locations where GFCI receptacles are required to be installed has increased over time. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior of the home, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

(3) Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

☐☐☐☑☐ **3.9 JUNCTION BOXES (OBSERVABLE)**

Comments:

IN NI NP RR IO Items

Several open junction boxes were observed in several areas throughout the home. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



3.9 Item 1(Picture)

☐☐☐☒☐ **3.10 EXTERIOR LIGHTING**

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Comments:

(1) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

(2) Lights are not installed at several exterior doors. This is non standard and a safety hazard. We recommend having a light installed by a licensed electrician.

☐☐☐☒☐ **3.11 ELECTRICAL - OTHER**

Comments:

We recommend further evaluation of the entire electrical system and its related components by a qualified licensed electrician due to the number of electrical defects discovered throughout the house and garage at the time of the inspection.

IN NI NP RR IO Items

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All electrical concerns/ defects should be considered a safety concern and should be corrected.

4. Garage



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.

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IN	NI	NP	RR	IO	Items
☐	☑	☐	☐	☐	**4.0 GARAGE VEHICLE DOOR(S)**

Comments:

The garage vehicle door was blocked and concealed by stored items. The garage door or opener could not be inspected due to this condition. We recommend having the items removed and verifying that the garage door is operational by a qualified person or this company.

IN	NI	NP	RR	IO	Items
☐	☑	☐	☐	☐	**4.1 GARAGE VEHICLE DOOR OPENER(S)**

Comments:

The garage door and its related components were not inspected due to no access provided at the time of the inspection. Due to this condition we recommend that the garage door and its related components be inspected by this company or a qualified person.

IN	NI	NP	RR	IO	Items
☐	☐	☐	☑	☐	**4.2 GARAGE CEILING**

Comments:

(1) There are several holes/ damage observed at the garage ceiling. We recommend necessary repairs where needed by a qualified licensed contractor.

(2) The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

IN	NI	NP	RR	IO	Items
☐	☐	☐	☑	☐	**4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)**

Comments:

IN	NI	NP	RR	IO	Items

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(1) Due to occupants personal and stored items throughout the property, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.



4.3 Item 1(Picture)

(2) There are several holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.

☐☐☐☑☐ **4.4 GARAGE FLOOR/ SLAB**

Comments:

(1) Typical shrinkage cracks were observed at the garage slab in several areas. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. No standards exist for evaluating cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another condition.

(2) There is carpet installed on/ over the garage slab. The garage slab is not visible to inspect. This carpet can trap spilled flammable liquids. This condition is a fire and a safety hazard. We recommend removing the carpet and inspecting the slab.

(3) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

☐☐☐☑☐ **4.5 FIRE-RATED DOOR**

Comments:

The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics:1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed

IN	NI	NP	RR	IO	Items

door contractor for safety.

			•		**4.6 FIRE-DOOR CLOSING DEVICE**

Comments:
The required auto-closing hinge(s) did not work when tested. We recommend necessary repairs or replacement by a qualified licensed door contractor.

•					**4.7 GARAGE VENTILATION**

			•		**4.8 GARAGE PEDESTRIAN DOOR(S)**

Comments:
(1) Damaged wood is observed at the exterior pedestrain garage door frame. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.
(2) There is a large gap under the garage pedestrain door. We recommend installing a door sweep by a qualified person.
(3) Weather-stripping was not installed at garage pedestrain door. We recommend installing weather-stripping by a qualified person.

IN	NI	NP	RR	IO	Items

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The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Water Heater

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

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IN NI NP RR IO Items

☐☐☐☑☐ **5.0 MAIN WATER HEATER (CONTROLS)**

WATER HEATER YEAR MANUFACTURED: 2021
WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER CAPACITY: 50 GALLON

Comments:
(1) **Photo of the water heater.**



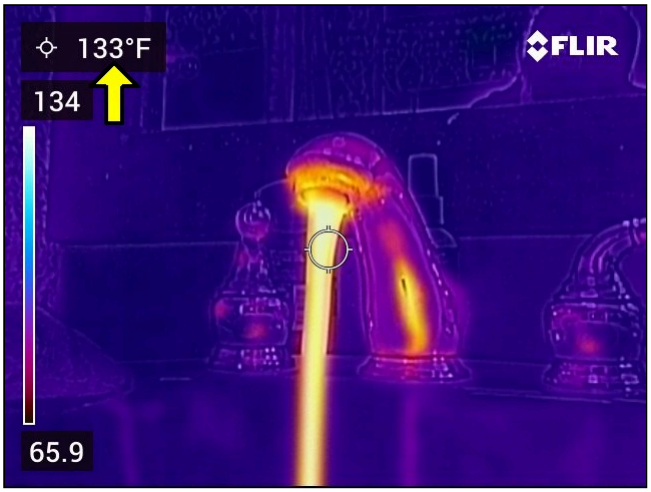
5.0 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

(2) **Thermal Photo of the water temperature.**

The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. We recommend setting the water heater controls at 120 degrees by a qualified person for optimum efficiency.



5.0 Item 2(Picture)

(3) The leak pan under the water heater is too small. The leak pan should be 2 inches larger in diameter than the water heater. The current installation may not function properly in the event of a leak. We recommend replacing this leak pan with an appropriate sized leak pan by a qualified licensed plumber.

(4) Steel "stubs" were used as supply piping connectors at the water heater which could cause corrosion/rusting. Dialectic, brass or stainless steel "stubs" should be used. We recommend replacing by a qualified licensed plumber.

(5) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heater routinely as regular maintenance.

☐☐☐☑☐ **5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)**

Comments:

The straps located at the top and the bottom of the water heater do not encircle the tank. This allows movement during seismic activity and the unit is susceptible to physical damage to the tank and a gas line is resting on this water heater. We recommend the water heater be secured properly / blocked-off, per current standards.

☐☐☐☑☐ **5.2 MAIN WATER HEATER FLUE**

Comments:

The water heater flue pipe is disconnected from the water heater. This condition could allow carbon monoxide to leak into the house. This is a safety hazard and corrections are needed. We recommend necessary repairs by a qualified licensed contractor prior to operating the water heater.

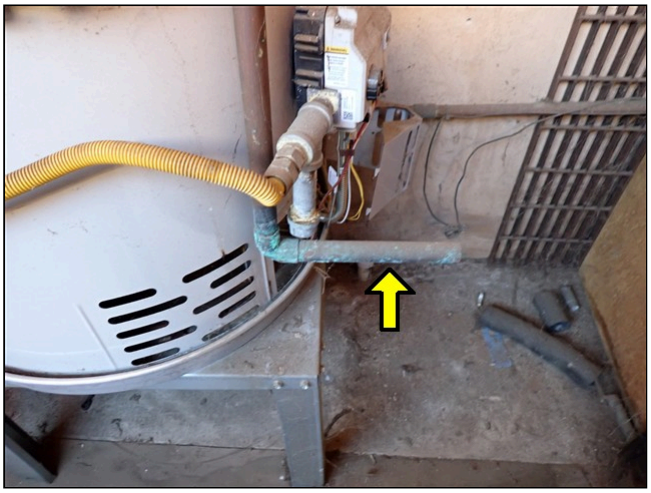


5.2 Item 1(Picture)

☐☐☐☒☐ **5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)**

Comments:

The water heater Temperature and Pressure (T&P) relief valve pipe terminates horizontally. The termination is required to be vertical (downward) withing 6 inches of the ground or to the exterior of the house for safety. We recommend necessary corrections by a qualified licensed plumber.



5.3 Item 1(Picture)

☐☐☐☒☐ **5.4 WATER HEATER OTHER**

Comments:

We recommend further evaluation of the water heater and its related components by a qualified licensed plumber due to the number of defects discovered at the time of the inspection. We recommend necessary repairs or replacement made as needed.

The water heater in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.

Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, base boards, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

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IN NI NP RR IO Items

6.0 INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: SHEETROCK, WOOD PANELING, ACOUSTIC, LEAD BASED PAINT (40 YEARS), OLDER

Comments:

(1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*).

(2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.

(3) **A WORD ABOUT PHOTOS:** The photos in this report and their associated captions are included as a sampling of the conditions inspected. The photos are intended to clarify selected issues, but are NOT intended to imply their relative importance. Client(s) is advised that NOT all defects will be supported with photos and that NOT all photos taken will be used in the report. If similar defects are found at several locations throughout the property, only a representative number of photos may be shown in this report. Repairs should not be limited to only those areas, but at all instances of the defect(s). Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous photos may be taken of a property but not all will necessarily be included with a corresponding comment in the report. Only a sample number of photos are used and it's MOST important to use and go off the written comment and written information provided in your report. Please reach out to your inspector to request additional photos of an area or item you would want included.

(4) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos by a**

IN NI NP RR IO Items

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qualified licensed contractor.

(5) A Word About Verbal/ Oral Statements or Conversations: The inspector may offer verbal/ oral statements, comments or conversations as a courtesy "only" during the time of the inspection or after the inspection via phone calls, but these statements or comments will not comprise the bargained-for written report. The written report to be prepared by the Inspector for the client shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Per the agreement the client(s) agreed to not rely on any verbal or oral statements made by the Inspector prior to issuance of the written report.

(6) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

(7) There is acoustic texture present at the ceiling. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.

(8) This inspection was determined by the inspector to be a distracted inspection due to the number of interruptions, distractions, people or contractors present during the inspection. Buyer(s) agrees to hold harmless the inspector and company for any items that may have been overlooked due to these avoidable conditions. We recommended confirming with your agent prior to the inspection that outside parties including but not limited to: seller agent, seller(s), tenant(s), other contractor(s) and family member(s) are not present during the inspection. We recommend that the Buyer(s) conduct a careful evaluation to ensure that there are no hidden defects. If any additional damage or defects are observed, we recommend you contact us to have it added into this report and asking the seller(s) about it. We recommend that any damage or defects found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

(9) **Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead by a qualified licensed contractor.**

(10) This home is older and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

(11) Note: This home is over 25 years old: Client must understand that any original components in the house are very likely worn. HOME INSPECTORS DO NOT PREDICT THE LIFE REMAINING OF ANY COMPONENT. If concerned about the life remaining of any component, we recommend further evaluation by a licensed contractor in the

appropriate trade.

6.1 CEILINGS

Comments:

(1) Hairline cracking was observed at the ceiling at several locations in the property. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.

(2) Paint is flaking/ failing at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

(3) Patching was noted at the ceiling in several areas throughout the home. We recommend asking the seller if they have knowledge of the repair or cause.

(4) The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

6.2 WALLS

Comments:

(1) Base boards are damaged and missing at several areas throughout the house. We recommend replacing where needed by a qualified person.

(2) Hairline cracking was observed at several locations throughout the property. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint where needed by a qualified licensed painter.

(3) Patching was noted at the walls in several areas. We recommend asking the seller if they have knowledge of the repair or cause.

(4) Paint is flaking/ failing at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

(5) The walls have typical cosmetic wear throughout the property. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

(6) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

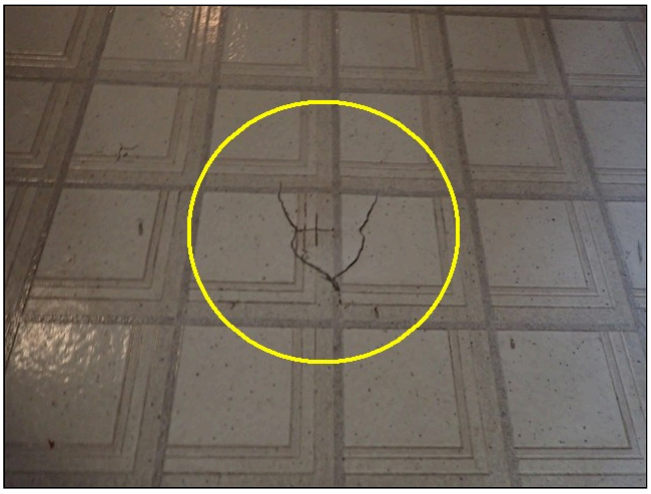


6.2 Item 1(Picture)

6.3 FLOOR COVERINGS

Comments:

(1) There is loose or damaged vinyl flooring noted in the kitchen. This can be a tripping hazard. We recommend replacement by a qualified licensed flooring contractor.



6.3 Item 1(Picture)

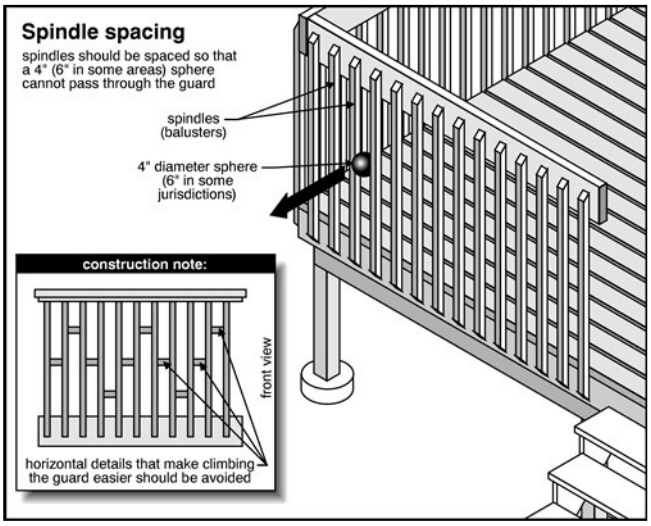
(2) Carpets throughout the house are old, worn, loose, and damaged. We recommend consulting with a qualified flooring contractor to discuss options and costs for replacement.

(3) Several floor transitions are noted to be damaged or missing. We recommend necessary repairs or replacement by a qualified licensed flooring contractor.

☐☐☐☑☐ **6.4 STEPS, STAIRWAYS, RAILINGS**

Comments:

(1) While the interior railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.



6.4 Item 1(Picture)

(2) The handrail at the interior stairwell is too thick and not easily grasped. This is a fall hazard. The handrail must be easily grasped and measure between 1-1/2" to 2" in width.

We recommend having the handrail modified or replaced by a qualified licensed contractor.

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:

(1) There are several cracked and/ or chipped countertop tiles. We recommend necessary repairs or replacement by a qualified licensed contractor.



6.5 Item 1(Picture)

(2) The built in cutting board for the kitchen is missing. We recommend replacing.



6.5 Item 2(Picture)

(3) Due to stored personal items such as towels, clothing, personal items, hygiene and/ or cleaning products, a full evaluation of the cabinets and closets could not be made. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

(4) There is wear and deterioration noted at several cabinets throughout the property. We recommend necessary corrections/ repairs by a qualified licensed contractor.

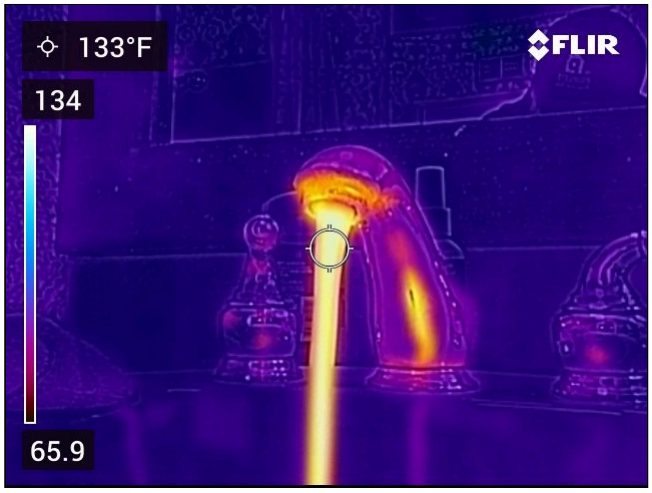
(5) Damage, missing or loose drawer guides are noted at the kitchen cabinet drawers. We recommend necessary corrections by a qualified person.

6.6 DOORS (REPRESENTATIVE NUMBER)

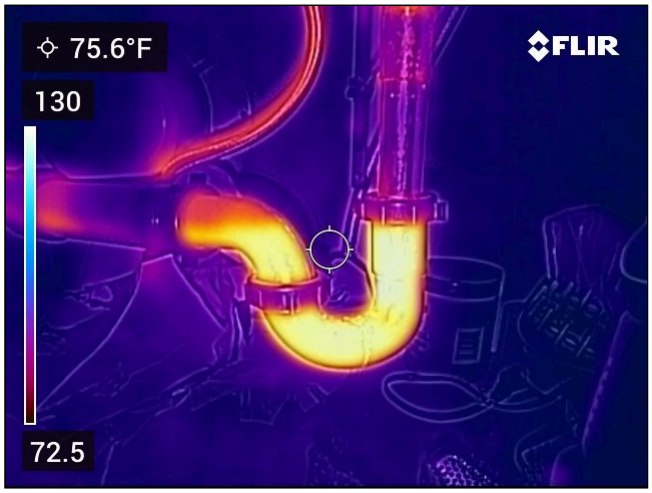
Comments:
(1) Closet door floor guides are missing at several bedroom closet doors. This is a pinching hazard. We recommend installing where needed by a qualified person.
(2) The closet doors are missing in the downstairs bedroom. We recommend replacing.

6.7 INFRARED CAMERA INSPECTION FINDINGS

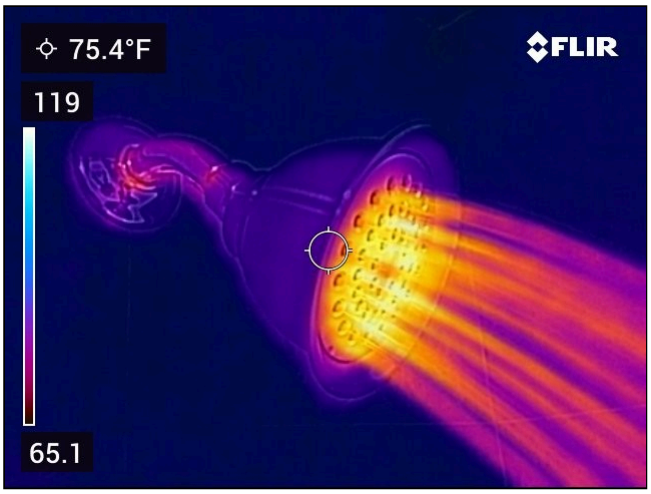
Comments:
(1) **Infrared Camera Thermal Photos.**



6.7 Item 1(Picture)



6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 4(Picture)

(2) An infrared (thermal imaging) scan was performed throughout the property at the time of the inspection using a hand held infrared (thermal imaging) inspection camera.

☐☐☐☐☑ **6.8 INTERIORS - OTHER**

Comments:

(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental hygienist.

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

(3) MAINTENANCE RECOMMENDATION: We recommend having the property professionally cleaned prior to moving in by a licensed cleaning company.

☐☐☐☑☐ **6.9 ADDITIONS/ MODIFICATIONS**

IN	NI	NP	RR	IO	Items

Comments:

This home appears to have undergone major renovations, remodeling, and additions to the original structure. It is beyond the scope of our general home inspection to verify the existence of permits. We recommend checking city records to verify the existence of permits.

IN	NI	NP	RR	IO	Items

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.

Laundry Note: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

Underground Gas Pipe Note: Determining if the below ground gas pipes leak is beyond the scope of a home inspection. If concerned we recommend further evaluation of all underground gas piping by a licensed plumbing contractor prior to the end of your contingency period. Note: While the inspector attempts to discover gas leaks at the accessible gas fittings and appliances while using a gas leak detector, some leaks can go undetected.

Home inspectors do not operate (turn) any water supply shut off valves at any property such as angle stops (the type under sinks and toilets), laundry hose spigots, water heater supply valves, or main water shut off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN	NI	NP	RR	IO	Items
☐	☐	☐	☑	☐	**7.0 DRAIN, WASTE, AND VENT SYSTEMS**

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS, PARTIALLY VISIBLE

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: NOT VISIBLE, UNABLE TO DETERMINE

Comments:

(1) The waste pipes appear to have been modified or replaced in several areas. Several of these modifications appear to have been made improperly. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.

(2) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes.

(3) At the time of the inspection, the Inspector did offer the Client(s) the opportunity to get the Main Sewer Line inspected. However, the Client(s) declined this service. Do to the Clients declining this service at the time of the inspection we recommend having a

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER, PARTIALLY VISIBLE, COPPER IN SLAB, PEX

Comments:

(1) There were un-insulated water supply pipes noted in several areas. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.

(2) This home appears to have had a partial re-pipe which indicates past leaks may have occurred in the distribution piping. We recommend asking the seller about the repairs or qualified licensed plumber to evaluate further if concerned.

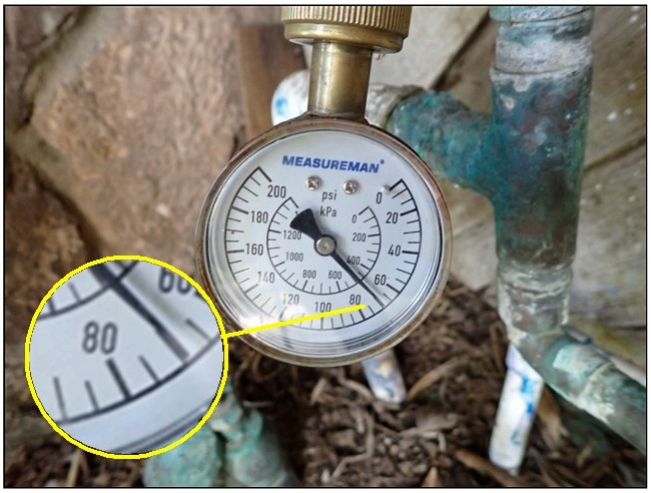
(3) It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist. At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 65-70 PSI

Comments:

The water pressure was checked with a water pressure gauge and was measured and was found to be within the acceptable range at the time of the inspection.



7.2 Item 1(Picture)

7.3 HOSE SPIGOT(S)

Comments:

IN NI NP RR IO Items

(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



7.3 Item 1(Picture)

(2) The accessible hose spigots were tested and were found to be operational at the time of the inspection. Note: Some hose spigots may leak or drip when a watering hose is connected due to back pressure.

(3) Several exterior hose spigot handles leak when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.

☐☐☐☑☐ **7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS**

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) A gas leak test was conducted at accessible gas fittings and appliances using a gas leak detector. There were no gas leaks detected at the time of the inspection.



7.4 Item 1(Picture)

(2) The flexible gas connector at water heater is to short. this does not allow for seismic movement and is a safety hazard. We recommend having the gas appliance connector replaced or the rigid steel gas pipe extended by a qualified licensed plumber.

(3) The gas meter is noted to be within 3 feet of the main electrical panel. This is not permitted in many counties. We recommend contacting your local utility company to confirm if this condition is permitted in your area. If not, we recommend correction by a qualified licensed contractor.

☐☐☐☑☐ **7.5 SINK(S)**

Comments:

The sink faucet in the garage is not mounted properly. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.

☐☐☐☑☐ **7.6 PLUMBING - OTHER**

Comments:

We recommend further evaluation of the entire plumbing system and its related components by a qualified licensed plumber due to the number of plumbing defects discovered throughout the house and garage at the time of the inspection. We also recommend necessary repairs or replacement as needed.

IN NI NP RR IO Items

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated.Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8(A) . Hall Bathroom Downstairs

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN	NI	NP	RR	IO	Items
			•		**8.0.A SINK(S)**

Comments:

The sink stopper was inoperable when tested. We recommend necessary repairs or replacement by a qualified person.

IN	NI	NP	RR	IO	Items
			•		**8.1.A TUB/ SHOWER ENCLOSURE**

Comments:

(1) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.

(2) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

(3) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.

(4) A window is installed below the shower head in the bathroom. Window sills are required to be installed at least five feet above the shower floor to prevent water intrusion into the wall below the window. There may be water damage to the wall below the window which is not visible. Determining if water damage exists in the wall behind the shower enclosure is beyond the scope of our general home inspection due to its concealed location. We recommend removing the window or replacing the window with a smaller window, and enclosing the wall below the window by a qualified licensed contractor.

(5) The tub/ shower drain was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

IN	NI	NP	RR	IO	Items
			•		**8.2.A TOILET**

Comments:

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.

IN	NI	NP	RR	IO	Items
			•		**8.3.A BATHROOM OTHER**

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN	NI	NP	RR	IO	Items

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The bathroom(s) were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving personal property, furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

8(B) . Hall Bathroom Upstairs

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).

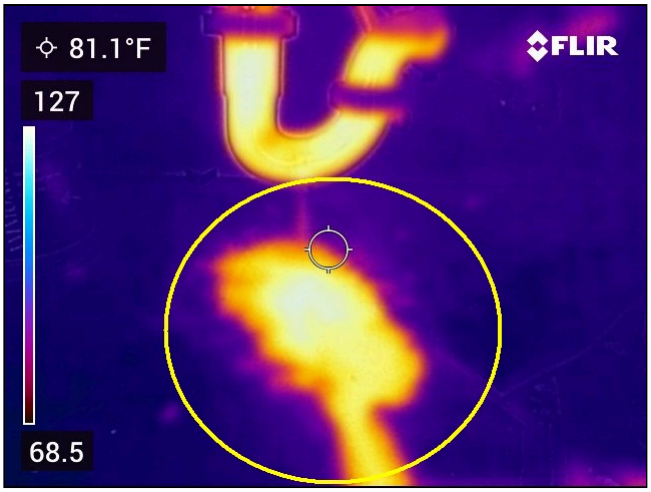
MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN	NI	NP	RR	IO	Items
☐	☐	☐	☑	☐	**8.0.B SINK(S)**

Comments:

(1) An active leak is present at the drain pipe under the left sink. We recommend necessary repairs by a qualified licensed plumber.



8.0.B Item 1(Picture)

(2) The left sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.

(3) The left sink stopper is missing. We recommend replacement where missing by a qualified person.

IN	NI	NP	RR	IO	Items
☐	☐	☐	☑	☐	**8.1.B TUB/ SHOWER ENCLOSURE**

Comments:

(1) The fiberglass tub/ shower is worn/ aged and cracked. We recommend replacement by a qualified licensed contractor.

(2) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.

(3) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.

(4) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

(5) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

(6) The tub stopper linkage did not operate when tested. We recommend necessary

IN NI NP RR IO Items

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IN NI NP RR IO Items

repairs or replacement by a qualified licensed plumber.
(7) The tub/ shower drain was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

☐☐☐☑☐ **8.2.B TOILET**

Comments:
The bathroom toilet is loose on the wood sub floor. This condition could cause damage to the wax ring, leaks, and damage to the wood sub floor. There could be damage to the wood sub floor which is not visible. We highly recommend further evaluation by a qualified licensed plumber or qualified licensed contractor and necessary repairs made as needed.

☐☐☐☑☐ **8.3.B BATHROOM OTHER**

Comments:
MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

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The bathroom(s) were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving personal property, furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

9. Laundry

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: GAS VISIBLE, ELECTRIC UNKNOWN

Comments:

(1) The washer water drain hose is not properly installed and discharges at the side of the home. We recommend corrections made by a qualified licensed contractor.

(2) MAINTENANCE RECOMMENDATION: Washer hoses are a common source of flooding in a home. Prior to connecting the washing machine we recommend installing new braided steel washer hoses to help reduce leaks caused by failed hoses. If any hoses are left in the house they should be replaced. The washing machine and dryer are not part of our general home inspection.

9.1 CLOTHES DRYER VENT

DRYER VENT: FOIL

Comments:

(1) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.

(2) We recommend having the dryer vent cleaned by a qualified person.

9.2 LAUNDRY OTHER

Comments:

The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor.

IN NI NP RR IO Items

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The laundry room/ area inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving personal property, furniture, washing machine/ dryer and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

10. Fireplaces/ Chimneys

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

We recommend that all fireplaces be cleaned and inspected by a qualified licensed person prior to using and on a regular basis to insure safe operation.

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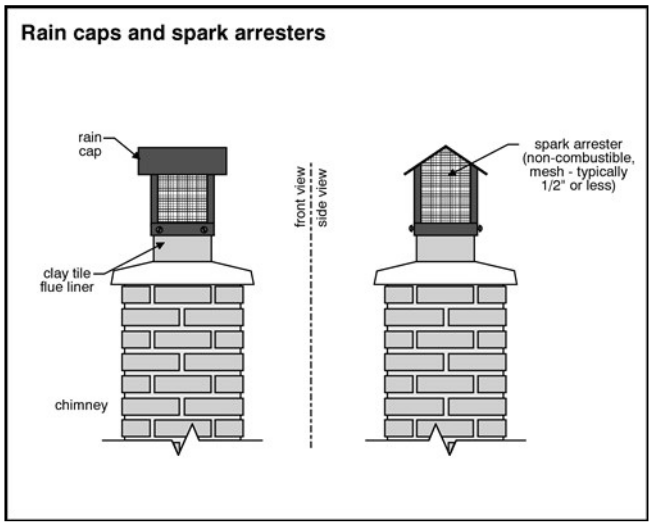
IN NI NP RR IO Items

☐☐☐☑☐ **10.0 CHIMNEY(S)**

NUMBER OF FIREPLACE(S): ONE

Comments:

(1) A spark arrester/ rain cap is not present/ installed. This may have been acceptable at the time of construction. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue to help prevent deterioration. We recommend having a spark arrester/ rain cap installed by a qualified person.



10.0 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items



10.0 Item 2(Picture)

(2) The chimney crown (mortar cap) is cracked. We recommend necessary repairs to help prevent moisture intrusion and further deterioration by a licensed chimney contractor.

(3) The chimney was being used as an anchor point to secure trees. We recommend corrections made as needed by a qualified licensed contractor.

(4) We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.

☐ ☑ ☐ ☐ ☐ **10.1 FIREPLACE(S)**

Comments:

The fireplace was blocked by stored items and could not be inspected at the time of the inspection. The fireplace is excluded from this inspection due to lack of access from stored items. We recommend further evaluation of the fireplace and its related components by this company or by a qualified person once the items have been removed.

IN NI NP RR IO Items

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The fireplace was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Detectors, Safety, Security

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IN NI NP RR IO Items

11.0 SMOKE DETECTORS

Comments:

(1) **Photo of a smoke detector(s).**



11.0 Item 1(Picture)

(2) We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations as a safety upgrade.

(3) The smoke detectors in the property are older. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. We recommend that all old detectors be replaced prior to occupancy of the house for safety.

11.1 CARBON MONOXIDE DETECTOR(S)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) A carbon monoxide test was preformed using a hand help carbon monoxide detector during the inspection while testing the gas appliances. Carbon monoxide was not detected at the time of the inspection.



11.1 Item 1(Picture)

(2) Carbon Monoxide detectors are not installed in this property. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

☐☐☐☐☑ **11.2 SAFETY - OTHER**

Comments:

(1) All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.

(2) All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

IN NI NP RR IO Items

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12. Heating Equipment

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues: the interior of ducts; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features, interior of the ducts are not inspected for cleanliness and if concerned about the cleanliness we recommend having them checked and cleaned by a licensed HVAC contractor prior to the end of your contingency period.

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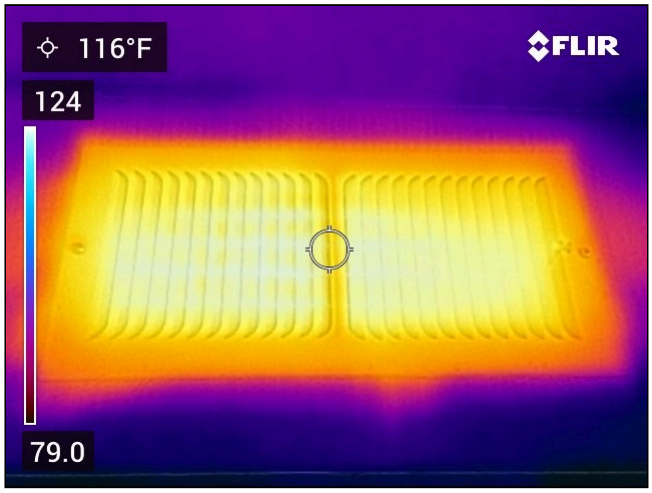
IN NI NP RR IO Items

12.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR
NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): ONE
ENERGY SOURCE: NATURAL GAS
AGE OF HEATER: GAS - 15-20 YEARS OLD

Comments:

(1) **Infrared Thermal photo of the furnace(s) being tested.**



12.0 Item 1(Picture)

(2) The furnace is not sealed around the base of the unit. Current standards and SDG&E require that the base of the unit is sealed to prevent exhaust from mixing with the house air. We recommend having the base of the furnace be sealed by a qualified person.

(3) The furnace turned on and produce heat at the time of the inspection. However, the furnace installed in this home is not original. We recommend asking the sellers for

IN NI NP RR IO Items

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IN NI NP RR IO Items

documentation showing that this unit was installed by a qualified licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this furnace be further evaluated by a qualified licensed HVAC contractor.

12.1 THERMOSTAT(S)

Comments:

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings by a qualified person.

12.2 VENTS AND FLUES (HEATING SYSTEM)

12.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, FILTERS, REGISTERS)

DUCTWORK: INSULATED

FILTER TYPE: COULD NOT DETERMINE

Comments:

(1) The outer plastic covering on several of the air ducts in the attic space are damaged/ deteriorated. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.

(2) Some of the ducts were sealed with duct tape. This was a poor practice as duct tape dries out and fails resulting in leaks in the system. Leaks reduce efficiency as the heated air which you pay for escapes into the attic. We recommend having a licensed HVAC contractor inspect and seal the ducts as needed.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Cooling Equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN	NI	NP	RR	IO	Items
			•		**13.0 COOLING EQUIPMENT**

COOLING EQUIPMENT TYPE: AIR CONDITIONER, R-22

NUMBER OF A/C UNITS: ONE

CONDENSER AGE: 15 PLUS YEARS OLD

Comments:

(1) **Photo of the A/C unit(s).**



13.0 Item 1(Picture)

IN	NI	NP	RR	IO	Items

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(2) An ambient air test was performed by using a thermal camera on the AC system to determine if the difference in temperatures of the supply and return air were between 14 degrees and 22 degrees which indicates that the AC system is cooling as intended.

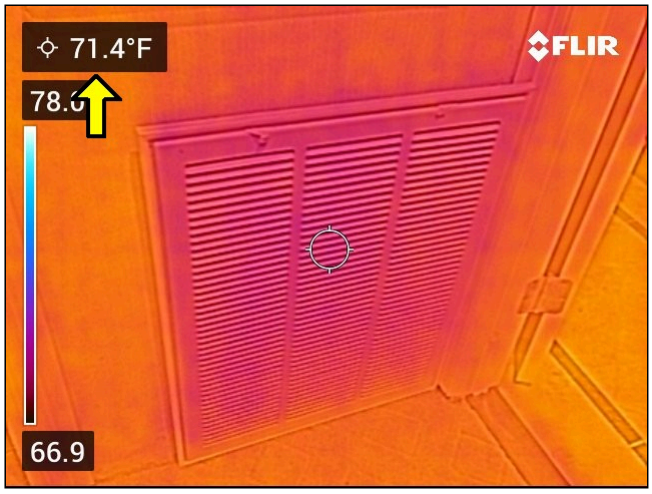
The air supplied to the room was measured around **61 degrees**.

The air returning to the system (return) was measured at **71 degrees**.

This indicates that the range in temperature drop is not normal. We recommend further evaluation by a qualified HVAC contractor and repairs or replacement made as needed.

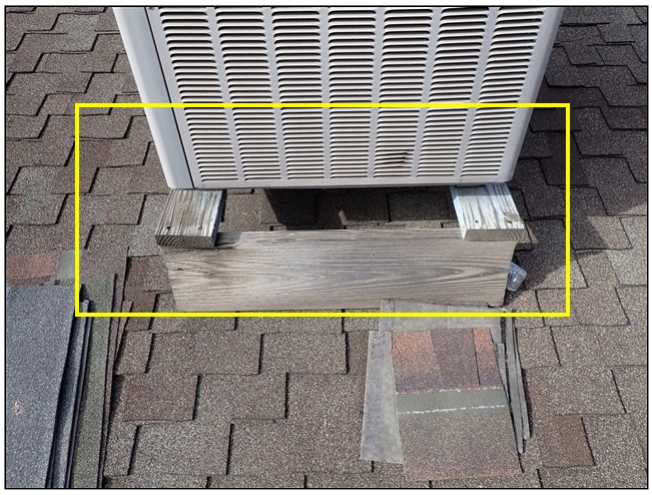


13.0 Item 2(Picture)



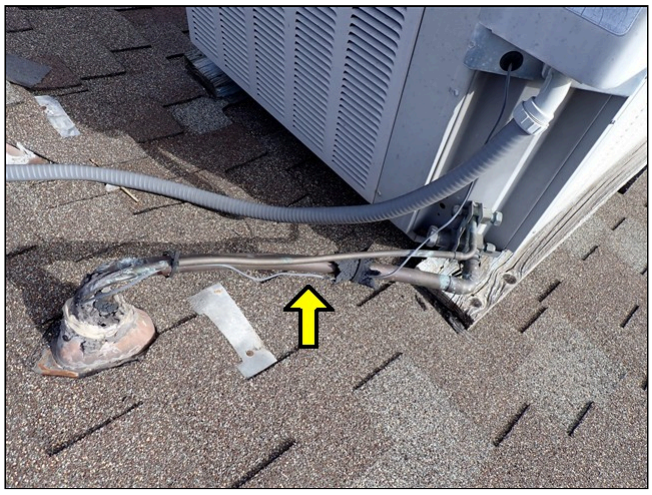
13.0 Item 3(Picture)

(3) The condensers are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections. We recommend necessary repairs a licensed HVAC contractor.



13.0 Item 4(Picture)

(4) The insulation is missing at the exterior refrigerant lines. We recommend replacing the missing insulation by a qualified person.



13.0 Item 5(Picture)

(5) The AC unit electrical conduit is in contact with the roof. This is non-standard. We recommend necessary corrections by a qualified person.

(6) The air conditioning system in this property is an older system which may have R 22 freon. Effective January 1, 2020 the Department of Energy mandates that all manufactured air conditioner condensing units use R 410-A freon. The older R 22 freon will no longer be allowed. We recommend further evaluation by a licensed HVAC contractor to check the freon level and for upgrade or replacement options. If the repair requires adding R22 refrigerant to the system, the only options will be reclaimed and previously-produced R22 refrigerant. Once there is no more R22 refrigerant available the compressor must be replaced. We also recommend budgeting for replacement and obtaining and keeping a Home Warranty that covers this HVAC system.

(7) The AC system is old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation by a

IN NI NP RR IO Items

qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that keep a good home warranty in place which covers the AC system.

(8) The AC system is 15 or more years old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation and servicing by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.

☐☐☐☑☐ **13.1 CONDENSATE EQUIPMENT**

Comments:

There is no secondary AC condensation drain installed. This may have been acceptable at time of installation. However, today a secondary drain or alternate device is required to prevent damage in case of a clog in the primary drain. We recommend installing a secondary drain or alternate device by a qualified licensed HVAC contractor.

☐☐☐☑☐ **13.2 COOLING EQUIPMENT - OTHER**

Comments:

We recommend further evaluation of the entire AC system and its related components by a qualified licensed HVAC contractor due to the number of defects discovered and necessary repairs and replacement made as needed.

IN NI NP RR IO Items

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The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Ventilation and Insulation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

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IN NI NP RR IO Items

☐☐☐☑☐ **14.0 INSULATION IN THE ATTIC SPACE**

ATTIC INSULATION: FIBERGLASS BATT

R-VALUE (APPROXIMATE): R-19 OR BETTER

Comments:

(1) **Photo of the insulation.**



14.0 Item 1(Picture)

IN NI NP RR IO Items

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(2) Some of the attic insulation is installed with the vapor barrier or paper side up. This is a non-standard installation. Per manufacturer's specifications, the paper should not be exposed due to fire risk. We recommend necessary corrections by a qualified licensed contractor.



14.0 Item 2(Picture)

(3) The insulation in the attic was poorly-installed and had significant gaps which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels. We recommend that insulation be properly distributed by a qualified person.

(4) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.

14.1 VENTILATION OF THE ATTIC SPACE

ATTIC VENTILATION: GABLE VENTS, EAVE VENTS

Comments:

Several eave vents appear to be blocked by attic insulation. We recommend having the insulation adjusted so that air will flow freely through the vents by a qualified person.



14.1 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note: Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

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IN NI NP RR IO Items

15.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE

WALL STRUCTURE: WOOD STUDS

Comments:

Photo of the attic space.



15.0 Item 1(Picture)

15.1 ROOF STRUCTURE AND ATTIC SPACE

ROOF TYPE: HIP AND GABLE, ROUND

ROOF STRUCTURE: STICK-BUILT, PLYWOOD SHEATHING

METHOD USED TO OBSERVE THE ATTIC SPACE: FROM THE ENTRY, NOT FULLY VISIBLE, LIMITED ACCESS

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.
(2) A room addition has been made in the garage attic space. This area does not appear to be permitted. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.

15.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB - OLD

Comments:

(1) The concrete slab throughout the property was not visible to inspect. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks or other concealed defects that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.
(2) Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.

15.3 FOUNDATION

FOUNDATION: POURED CONCRETE

15.4 FOUNDATION BOLT(S)

FOUNDATION BOLTS: NOT VISIBLE

Comments:

Foundation bolts are not visible due to finished wall materials. However, due to the age of the house foundation bolts are likely to be present.

15.5 WOOD FLOOR STRUCTURE

Comments:

The wood sub flooring at several locations were observed to be noisy/ squeaky when walked on. There are many causes of squeaky/creaking sub-floors such as loose nails, failed or missing adhesive, or wood rubbing together due to lack of support. We recommend necessary repairs as needed by a qualified licensed contractor.

IN NI NP RR IO Items

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.

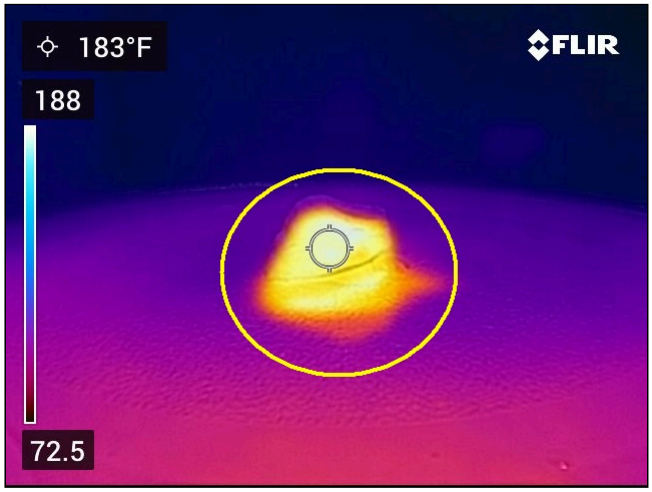
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IN	NI	NP	RR	IO	Items
•					**16.0 MICROWAVE (BUILT-IN)**

Comments:

Photo of microwave being tested.

The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.



16.0 Item 1(Picture)

IN	NI	NP	RR	IO	Items
•					**16.1 DISHWASHER**

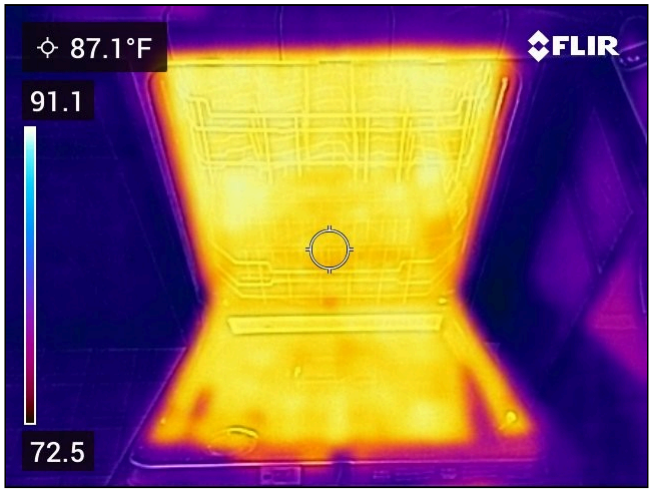
Comments:

IN	NI	NP	RR	IO	Items

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Infrared Thermal photo of the dishwasher being tested.

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.



16.1 Item 1(Picture)

16.2 FOOD WASTE DISPOSER

Comments:

The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

16.3 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: RE-CIRCULATE

Comments:

The range exhaust vent was tested and was functional at the time of the the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the unit.



16.3 Item 1(Picture)

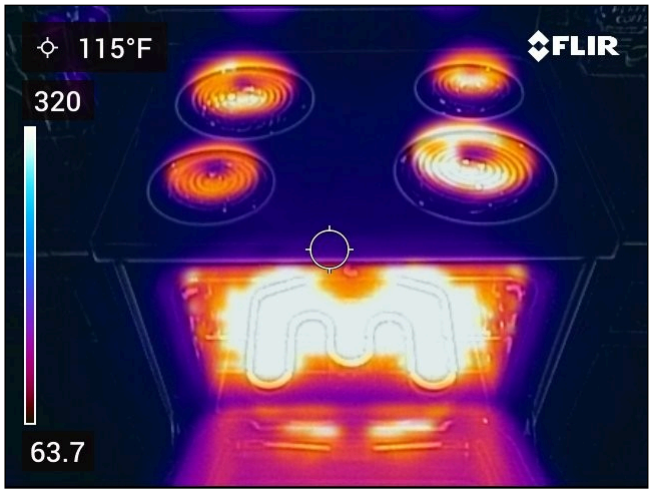
☐☐☐☑☐ **16.4 RANGE/ OVEN**

RANGE/ OVEN: ELECTRIC

Comments:

(1) **Infrared Thermal photo of the range/oven being tested.**

The range/oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the range/oven.

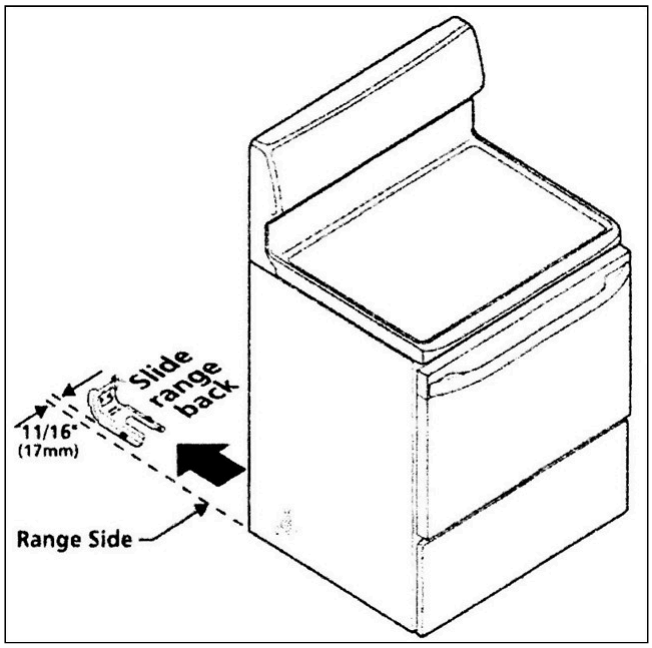


16.4 Item 1(Picture)

(2) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.



16.4 Item 2(Picture)



16.4 Item 3(Picture)

(3) The interior oven light did not work when tested. We recommend replacing the bulb and testing.

☐☑☐☐☐ **16.5 REFRIGERATOR**

Comments:

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor.

(2) I could not identify or inspect the outlet or water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection are not moved to inspect the walls/floors/other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

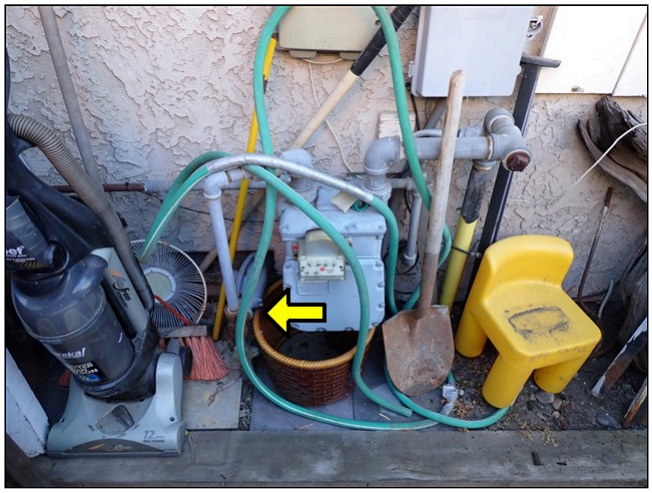
17. Gas, Electric, Water Shut-Off Locations

Home inspectors do not operate (turn) the main water supply shut off valve or the main gas shut off valve in accordance with industry standards of practice. If you are concerned about the functionality of these valves we recommend contacting a licensed plumber prior to the end of your contingency period for review. If you have questions about these exclusions, please contact your home inspector.

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IN	NI	NP	RR	IO	Items
•					17.0 MAIN GAS SHUT-OFF VALVE

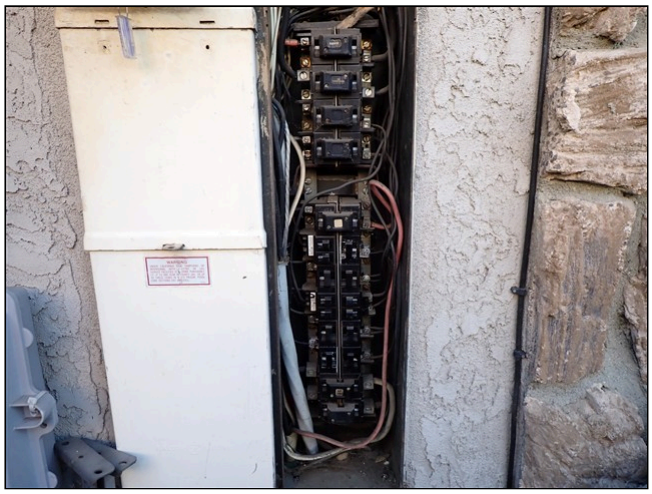
Comments:
The main gas shut off valve is located at the gas meter at the left exterior side of the property (facing front).



17.0 Item 1(Picture)

IN	NI	NP	RR	IO	Items
•					17.1 MAIN ELECTRICAL PANEL

Comments:
The Main Electrical panel is located at the left exterior side of the property (facing front).



17.1 Item 1(Picture)

IN	NI	NP	RR	IO	Items

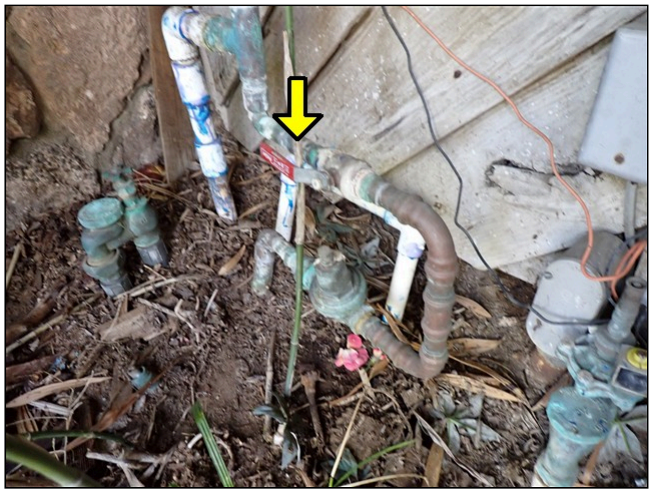
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IN NI NP RR IO Items

17.2 MAIN WATER SHUT-OFF

Comments:

The main water shut-off valve is located at the front exterior side of the property (facing front).



17.2 Item 1(Picture)

IN NI NP RR IO Items

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General Summary

The Property Inspection Pros

WWW.TPIPS.COM
johnny.barrett333@gmail.com
Cell: (951)746-5112
Certified Professional Inspector

Customer
Nick Torzeski

Address
1147 Tucson Ct
El Cajon CA 92021

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ASPHALT COMPOSITION ROOF MATERIAL

Repair or Replace

(2) There are several missing and damaged roof shingles observed. We recommend necessary repairs by a licensed roof contractor.

(3) Excessive granules have came off the roof shingles in some areas. This indicates that the roof is aged, and could be approaching the end of its useful life. We recommend having the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, and the potential cost to replace.

(4) The asphalt roof shingles are observed to be installed in a sub-standard manner. The tab or pattern lines at the roofing material are exposed indicating that the top shingles do not overlap the bottom shingles properly. We recommend further evaluation and necessary corrections by a licensed roof contractor.

(5) Excessive leaves and debris are noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We recommend having the leaves and debris removed by a qualified person.

(6) There are several exposed nails and or fasteners are observed at the ridge caps and flashings. We advise sealing these nails and or fasteners by a qualified person to prevent roof leaks.

(7) The house roof appears to have several layers on it. The general rule is no more than 3 layers should be installed due to excessive weight. Installing new roofing material over an existing roof will

shorten the life of the new roof. To be sure there are not too many layers, a core test is required by a licensed roofer. At a minimum, the house roof will need to be re-sheathed when the next roof is installed. We recommend further evaluation by a licensed roof contractor to help determine.

(8) The 3-tab asphalt shingle roof material appears to have been installed without an underlayment such as tar paper. This will affect the life of the roof and leaks may develop prior to the end of the roof's life expectancy. We recommend further evaluation by a licensed roof contractor to obtain an estimate of life remaining and an evaluation as to the effectiveness of the roof.

(9) Tree(s) and/or large plant(s) are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the trees/ plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage/ venation removed or trimmed by a qualified professional to prevent damage to the house.

(11) Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor.

1.1 FLASHINGS AND ROOF PENETRATIONS

Repair or Replace

(1) There are no kickout flashings installed at the roof/wall junction. This was standard at the time of construction but are now installed. Kickout flashing help prevent rain water from entering behind the siding/ stucco. We recommend having kickout flashings installed where needed by a licensed roof contractor.

(2) There are several metal roof flashings that are rusted. We recommend they be cleaned, painted and/ or replaced as needed by a qualified licensed roof contractor.

(3) Rolled asphalt flat roofing material was used as a roof to sidewall flashing. This is nonstandard. We recommend corrections made as needed by a qualified licensed contractor.

(4) Sealant around some of the roof flashings/ penetrations is cracked and/ or missing. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.

(5) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/ eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.

(6) Several plumbing vent pipes serving the drain/waste/vent system had inadequate clearance above the roof. To help ensure that they perform according to their design, plumbing vent pipes should terminate a minimum of 6 inches above the roof. We recommend necessary corrections by a licensed plumbing contractor.

(7) The paint at the ABS plumbing vents is worn. We recommend having the ABS vents painted by a qualified licensed contractor.

(8) Our inspection of the roof flashings was limited to what could be seen from our vantage point. We cannot guarantee that all the flashings are in good condition. We recommend further evaluation by a qualified licensed roof contractor to ensure that all of the flashings are installed and functioning properly.

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

(2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.

(3) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor.

(4) The gutters are observed with severe general corrosion/rusting/aging visible and appeared to be at or near the end of their useful life. We recommend replacing by a qualified licensed contractor.

(5) The front downspout is disconnected from the gutter. We recommend necessary repairs by a qualified person.

1.3 ROOF SHEATHING (OBSERVABLE)

Repair or Replace

Stain(s) observed in the roof sheathing at various areas in attic space. Water stains on the ceilings or on the framing within attic space will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. This roof appears to have been replaced or is not the original roof covering. Staining found in attic space may have resulted from the previous roof leaking. However, due to the lack of recent rain, I was unable to confirm. The staining was dry at the time of the inspection.

Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a licensed roofing company.

1.4 SKYLIGHT(S) / SOLAR TUBE(S)

Repair or Replace

(1) The skylight appears to be installed poorly and the boot flashing is damaged. The installation does not appears to have been performed to professional standards. We recommend further evaluation by a licensed roof contractor and repairs or replacement made as needed.

(2) Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a licensed roofing contractor. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if concerned.

(3) Water stains were noted adjacent to the skylight. This may indicate that a leak did or still does exist, or it may indicate that condensation develops on the skylight. In either case we recommend further evaluation by a licensed roof contractor.

1.5 ROOFING - OTHER

Repair or Replace

(1) The old wood shake roof was still present in some areas. We recommend further evaluation and repairs or replacements made as needed by a qualified licensed contractor.

(2) Due to the number of roof defects discovered, we recommend that this roof be further evaluated by a qualified licensed roof contractor.

2. Exterior

2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Repair or Replace

(1) Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.

(2) Large trees located close to the house can cause damage to underground plumbing, hardscape, and the foundation of the house or a neighboring structure. Tree(s) are located near enough to the house to cause concern for potential damage. We recommend contacting a licensed arborist to obtain a quotation for tree removal.

2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Repair or Replace

(1) The lot grade is flat. Flat lot grades are common is older homes. However, the grade does not comply with current standards. We suggest controlling water near the foundation by re grading where needed, installing roof gutters and a drainage system. We recommend further review and necessary corrections by a licensed landscape contractor.

(2) Low areas were observed at the grading which will cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains to carry water away from the low lying areas. Rain gutters should also be installed and drained away from the house. We recommend further evaluation and necessary corrections by a qualified landscape contractor.

(3) This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and are not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer.

(4) Similar elevations are noted between the interior floor and exterior grade levels. This is not ideal and moisture intrusion remains a possibility whenever this condition exist. We recommend further evaluation by a qualified licensed contractor and grading/ drainage contractor to determine repairs options.

2.3 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Some damaged wood siding and wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding and wood trim as needed by a qualified licensed contractor.

(2) The house appears to have siding applied over original wood siding (possible shingles) which can trap moisture in the wood. Old wood siding should have been removed. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.

(3) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

(4) Paint is worn and failing at the siding and trim at several areas. We recommend prep and paint as needed to protect the siding and trim by a qualified paint contractor.

(5) Bare wood needs primer and paint at several areas. Maintaining paint is essential to preventing the wood from damage. We recommend prep and paint where needed by a licensed painter.

(6) Patching was noted in the stucco in several areas. We recommend asking the seller if they have knowledge of the repair or cause.

(7) Several stored items/ garage cans were stored against the exterior of the home. Home inspectors do not move occupants personal items. Several areas of the exterior walls were not visible at the time of the inspection. We recommend a careful evaluation of these areas.

(8) Routine Maintenance Tip: Seal all gaps, cracks and openings. This includes cracks or gaps around windows and doors, and any small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.

(9) **Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.**

2.4 EAVES, SOFFITS, FASCIAS

Repair or Replace

(1) There are several stains noted at the eaves. Due to lack of recent rain, determining the presence of an active roof leak was not possible. The roof may be leaking in these areas. We recommend further evaluation by a licensed roof contractor or leak detection company.

(2) Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

(3) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

(4) Exposed eave needs primer and paint at several areas. We recommend prep and paint by a licensed paint contractor.
(5) The patio cover is attached to the house fascia board. This is a non-standard installation. The patio cover should be attached to a ledger board that is affixed to the wall of the house. The fascia board is subject to damage from strong wind which can lift the patio cover. We recommend necessary corrections by a qualified licensed contractor.

2.5 DOORS (EXTERIOR)

Repair or Replace

(1) We recommend replacing all exterior door locks with new locks. This is a common and important security measure when moving into a new property, as there is no way to verify how many copies of the current keys may exist or who may have them. Installing new locks ensures that only authorized individuals have access to the property, enhancing overall safety and peace of mind for the occupants.
(2) The family room sliding screen door locking latch is missing/ doesn't latch. We recommend necessary repairs or replacement by a qualified person.
(3) The sliding glass doors are mounted with the sliding portion of the doors mounted on the exterior side of the home. This may have common at the time of original construction. However, this may allow the sliding portion of the doors to be easily removed by a would be intruder from the exterior of the house. We recommend having the sliding portion of the door installed on the inside or upgrading the sliding glass doors to the type with the sliding portion of the door mounted on the interior of the home by a qualified licensed door contractor.
(4) The family room sliding screen door has a torn or damaged screen. We recommend repair or replacement by a qualified person.

2.6 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

(1) All of the wood windows and doors throughout the house are old and worn. Several need maintenance, paint and repairs. We recommend further evaluation and necessary repairs or replacement of the wood windows and doors by a licensed window and door contractor.
(2) There are several window screens that are missing or damaged throughout the house. We recommend repair or replace as needed by a qualified person.

2.7 SAFETY GLASS (EXTERIOR)

Repair or Replace

Older homes may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. Older homes may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. We recommend having safety glass installed at the windows where needed by a licensed window contractor.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

Repair or Replace

(2) Some damaged wood is observed at the patio cover at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs

or replacing the damaged wood as needed by a qualified licensed contractor.
(3) The rear patio post mounting hardware is rusted/ damaged. We recommend replacing where needed by a qualified licensed contractor.
(6) The patio cover appears to be installed in a non-professional manner. We recommend further evaluation by a qualified licensed contractor.

2.9 EXTERIOR STAIRS/ STEPS

Repair or Replace

(1) There is no handrail installed at the rear yard exterior stairs/ steps. A handrail is required at least one side of the stairs when four or more steps are present. This is a safety hazard and corrections are needed. We recommend installing a handrail for safety by a qualified licensed contractor.

2.10 FENCE AND/OR GATES

Repair or Replace

(1) The gates that give pool access are not compliant with common safety standards and should be corrected for safety. To help prevent child drowning, pool/spa area fencing and gates should be sixty inches tall and be non-climbable. Gates are required to self-close and include latches at forty-eight inches, and should open away from a pool or spa (so that a toddler could not push open an unlatched gate). We recommend further evaluation and necessary corrections and repairs by a licensed fence contractor or pool contractor.

2.12 DECKS

Repair or Replace

(1) While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.
(2) The deck/ balcony surface is carpeted with astro turf which traps moisture and is conducive to damage/ deterioration. The waterproofing/ decking material was not visible/ accessible to inspect. We recommend removing the turf and inspecting the deck surface by a qualified person.
(3) Current building standards do not allow deck joists to cantilever more than 24 inches beyond a support beam or girder. This deck does not meet this standard. Depending on date of construction, this indicates the deck may have been built without a permit. We recommend further evaluation of the entire deck by a licensed deck contractor or qualified engineer.

3. Electrical System

3.0 MAIN PANEL

Repair or Replace

(2) The dead front cover is missing from the main electric panel. The dead front is the metal plate that surrounds the circuit breakers and covers the wires. A missing dead front is considered a shock hazard. We recommend installation of a proper dead front by a qualified licensed electrician.
(3) The main panel hinges are damaged. We recommend replacing the hinges by a qualified licensed electrician.
(4) There is a Bulldog/ Pushmatic brand main electrical installed. These panels use push button circuit breakers that are no longer considered to be reliable. We recommend upgrading the main electric panel to a more modern 100 AMP main electrical panel by a qualified licensed electrician.

3.2 BRANCH CIRCUIT CONDUCTORS/ WIRING

Repair or Replace

(1) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.
(2) There is exposed Romex type wires noted in the house in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.
(3) There are extension cords that are being used as permanent wiring in several areas. Extension cords

are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper wiring by a qualified licensed electrician.
(4) There is interior grade Romex that is being used at the rear patio area. When interior grade Romex is exposure to UV rays it could damage/ deteriorate the insulation. We recommend having the interior grade Romex changed to UG rated Romex by a qualified licensed electrician for safety.

3.3 SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

3.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Repair or Replace

Several lights throughout the property did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.

3.5 SWITCHES

Repair or Replace

(1) I was unable to determine the function of several wall switches throughout the property. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.
(2) Some of the wall switches are worn and damaged. We recommend upgrading wall switches as needed by a qualified licensed electrician.

3.6 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Repair or Replace

(2) Several receptacles outside were damaged and were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs or replacement made by a qualified licensed electrician.

3.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

(2) This home was built prior to the requirement for the installation of GFCI receptacles. The locations where GFCI receptacles are required to be installed has increased over time. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior of the home, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

3.9 JUNCTION BOXES (OBSERVABLE)

Repair or Replace

Several open junction boxes were observed in several areas throughout the home. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.

3.10 EXTERIOR LIGHTING

Repair or Replace

(1) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.
(2) Lights are not installed at several exterior doors. This is non standard and a safety hazard. We recommend having a light installed by a licensed electrician.

3.11 ELECTRICAL - OTHER

Repair or Replace

We recommend further evaluation of the entire electrical system and its related components by a qualified licensed electrician due to the number of electrical defects discovered throughout the house

and garage at the time of the inspection.

4. Garage

4.2 GARAGE CEILING

Repair or Replace

(1) There are several holes/ damage observed at the garage ceiling. We recommend necessary repairs where needed by a qualified licensed contractor.

(2) The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Repair or Replace

(1) Due to occupants personal and stored items throughout the property, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

(2) There are several holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.

4.4 GARAGE FLOOR/ SLAB

Repair or Replace

(2) There is carpet installed on/ over the garage slab. The garage slab is not visible to inspect. This carpet can trap spilled flammable liquids. This condition is a fire and a safety hazard. We recommend removing the carpet and inspecting the slab.

4.5 FIRE-RATED DOOR

Repair or Replace

The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics:1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.

4.6 FIRE-DOOR CLOSING DEVICE

Repair or Replace

The required auto-closing hinge(s) did not work when tested. We recommend necessary repairs or replacement by a qualified licensed door contractor.

4.8 GARAGE PEDESTRIAN DOOR(S)

Repair or Replace

(1) Damaged wood is observed at the exterior pedestrain garage door frame. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.

(2) There is a large gap under the garage pedestrain door. We recommend installing a door sweep by a qualified person.

(3) Weather-stripping was not installed at garage pedestrain door. We recommend installing weather-stripping by a qualified person.

5. Water Heater

5.0 MAIN WATER HEATER (CONTROLS)

Repair or Replace

(2) **Thermal Photo of the water temperature.**

The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. We recommend setting the water heater controls at 120 degrees by a qualified person for optimum efficiency.

(3) The leak pan under the water heater is too small. The leak pan should be 2 inches larger in diameter than the water heater. The current installation may not function properly in the event of a leak. We recommend replacing this leak pan with an appropriate sized leak pan by a qualified licensed plumber.

(4) Steel "stubs" were used as supply piping connectors at the water heater which could cause corrosion/rusting. Dialectic, brass or stainless steel "stubs" should be used. We recommend replacing by a qualified licensed plumber.

5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)

Repair or Replace

The straps located at the top and the bottom of the water heater do not encircle the tank. This allows movement during seismic activity and the unit is susceptible to physical damage to the tank and a gas line is resting on this water heater. We recommend the water heater be secured properly / blocked-off, per current standards.

5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Repair or Replace

The water heater Temperature and Pressure (T&P) relief valve pipe terminates horizontally. The termination is required to be vertical (downward) withing 6 inches of the ground or to the exterior of the house for safety. We recommend necessary corrections by a qualified licensed plumber.

5.4 WATER HEATER OTHER

Repair or Replace

We recommend further evaluation of the water heater and its related components by a qualified licensed plumber due to the number of defects discovered at the time of the inspection. We recommend necessary repairs or replacement made as needed.

6. Interiors

6.0 INTERIORS (GENERAL COMMENTS)

Repair or Replace

(4) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos by a qualified licensed contractor.**

(7) There is acoustic texture present at the ceiling. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.

(8) This inspection was determined by the inspector to be a distracted inspection due to the number of interruptions, distractions, people or contractors present during the inspection. Buyer(s) agrees to hold harmless the inspector and company for any items that may have been overlooked due to these avoidable conditions. We recommended confirming with your agent prior to the inspection that outside parties including but not limited to: seller agent, seller(s), tenant(s), other contractor(s) and family

member(s) are not present during the inspection. We recommend that the Buyer(s) conduct a careful evaluation to ensure that there are no hidden defects. If any additional damage or defects are observed, we recommend you contact us to have it added into this report and asking the seller(s) about it. We recommend that any damage or defects found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

(9) **Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead by a qualified licensed contractor.**

(10) This home is older and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

6.1 CEILINGS

Repair or Replace

(1) Hairline cracking was observed at the ceiling at several locations in the property. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.

(2) Paint is flaking/ failing at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

(3) Patching was noted at the ceiling in several areas throughout the home. We recommend asking the seller if they have knowledge of the repair or cause.

(4) The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

6.2 WALLS

Repair or Replace

(1) Base boards are damaged and missing at several areas throughout the house. We recommend replacing where needed by a qualified person.

(2) Hairline cracking was observed at several locations throughout the property. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint where needed by a qualified licensed painter.

(3) Patching was noted at the walls in several areas. We recommend asking the seller if they have knowledge of the repair or cause.

(4) Paint is flaking/ failing at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

6.3 FLOOR COVERINGS

Repair or Replace

(1) There is loose or damaged vinyl flooring noted in the kitchen. This can be a tripping hazard. We recommend replacement by a qualified licensed flooring contractor.

6.4 STEPS, STAIRWAYS, RAILINGS

Repair or Replace

(1) While the interior railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified

licensed contractor.
(2) The handrail at the interior stairwell is too thick and not easily grasped. This is a fall hazard. The handrail must be easily grasped and measure between 1-1/2" to 2" in width. We recommend having the handrail modified or replaced by a qualified licensed contractor.

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Repair or Replace
(1) There are several cracked and/ or chipped countertop tiles. We recommend necessary repairs or replacement by a qualified licensed contractor.
(2) The built in cutting board for the kitchen is missing. We recommend replacing.
(4) There is wear and deterioration noted at several cabinets throughout the property. We recommend necessary corrections/ repairs by a qualified licensed contractor.
(5) Damage, missing or loose drawer guides are noted at the kitchen cabinet drawers. We recommend necessary corrections by a qualified person.

6.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace
(1) Closet door floor guides are missing at several bedroom closet doors. This is a pinching hazard. We recommend installing where needed by a qualified person.
(2) The closet doors are missing in the downstairs bedroom. We recommend replacing.

6.8 INTERIORS - OTHER

Information Only
(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

7. Plumbing System

7.0 DRAIN, WASTE, AND VENT SYSTEMS

Repair or Replace
(1) The waste pipes appear to have been modified or replaced in several areas. Several of these modifications appear to have been made improperly. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.
(3) At the time of the inspection, the Inspector did offer the Client(s) the opportunity to get the Main Sewer Line inspected. However, the Client(s) declined this service. Do to the Clients declining this service at the time of the inspection we recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

Repair or Replace
(1) There were un-insulated water supply pipes noted in several areas. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.
(2) This home appears to have had a partial re-pipe which indicates past leaks may have occurred in the distribution piping. We recommend asking the seller about the repairs or qualified licensed plumber to evaluate further if concerned.
(3) It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist. At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

7.3 HOSE SPIGOT(S)

Repair or Replace
(1) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These

anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.

(3) Several exterior hose spigot handles leak when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Repair or Replace

(2) The flexible gas connector at water heater is to short. this does not allow for seismic movement and is a safety hazard. We recommend having the gas appliance connector replaced or the rigid steel gas pipe extended by a qualified licensed plumber.

(3) The gas meter is noted to be within 3 feet of the main electrical panel. This is not permitted in many counties. We recommend contacting your local utility company to confirm if this condition is permitted in your area. If not, we recommend correction by a qualified licensed contractor.

7.5 SINK(S)

Repair or Replace

The sink faucet in the garage is not mounted properly. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.

7.6 PLUMBING - OTHER

Repair or Replace

We recommend further evaluation of the entire plumbing system and its related components by a qualified licensed plumber due to the number of plumbing defects discovered throughout the house and garage at the time of the inspection. We also recommend necessary repairs or replacement as needed.

8(A) . Hall Bathroom Downstairs

8.1.A TUB/ SHOWER ENCLOSURE

Repair or Replace

(1) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.

(2) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/ shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

(3) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.

(4) A window is installed below the shower head in the bathroom. Window sills are required to be installed at least five feet above the shower floor to prevent water intrusion into the wall below the window. There may be water damage to the wall below the window which is not visible. Determining if water damage exists in the wall behind the shower enclosure is beyond the scope of our general home inspection due to its concealed location. We recommend removing the window or replacing the window with a smaller window, and enclosing the wall below the window by a qualified licensed contractor.

(5) The tub/ shower drain was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

8.2.A TOILET

Repair or Replace

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.

8(B) . Hall Bathroom Upstairs

8.0.B SINK(S)

Repair or Replace

(1) An active leak is present at the drain pipe under the left sink. We recommend necessary repairs by a qualified licensed plumber.

(2) The left sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.

(3) The left sink stopper is missing. We recommend replacement where missing by a qualified person.

8.1.B TUB/ SHOWER ENCLOSURE

Repair or Replace

(1) The fiberglass tub/ shower is worn/ aged and cracked. We recommend replacement by a qualified licensed contractor.

(2) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.

(3) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.

(4) The shower head arm is loose in the wall. This condition could allow water to enter behind the tub/ shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

(5) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

(6) The tub stopper linkage did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed plumber.

(7) The tub/ shower drain was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

8.2.B TOILET

Repair or Replace

The bathroom toilet is loose on the wood sub floor. This condition could cause damage to the wax ring, leaks, and damage to the wood sub floor. There could be damage to the wood sub floor which is not visible. We highly recommend further evaluation by a qualified licensed plumber or qualified licensed contractor and necessary repairs made as needed.

9. Laundry

9.1 CLOTHES DRYER VENT

Repair or Replace

(1) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.

(2) We recommend having the dryer vent cleaned by a qualified person.

10. Fireplaces/ Chimneys

10.0 CHIMNEY(S)

Repair or Replace

(1) A spark arrester/ rain cap is not present/ installed. This may have been acceptable at the time of construction. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue to help prevent deterioration. We recommend having a spark arrester/ rain cap installed by a qualified person.

(2) The chimney crown (mortar cap) is cracked. We recommend necessary repairs to help prevent moisture intrusion and further deterioration by a licensed chimney contractor.

(3) The chimney was being used as an anchor point to secure trees. We recommend corrections made as needed by a qualified licensed contractor.

(4) We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.

11. Detectors, Safety, Security

11.0 SMOKE DETECTORS

Repair or Replace

(2) We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations as a safety upgrade.

(3) The smoke detectors in the property are older. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. We recommend that all old detectors be replaced prior to occupancy of the house for safety.

11.1 CARBON MONOXIDE DETECTOR(S)

Not Present

(2) Carbon Monoxide detectors are not installed in this property. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

12. Heating Equipment

12.0 HEATING EQUIPMENT

Repair or Replace

(2) The furnace is not sealed around the base of the unit. Current standards and SDG&E require that the base of the unit is sealed to prevent exhaust from mixing with the house air. We recommend having the base of the furnace be sealed by a qualified person.

(3) The furnace turned on and produce heat at the time of the inspection. However, the furnace installed in this home is not original. We recommend asking the sellers for documentation showing that this unit was installed by a qualified licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this furnace be further evaluated by a qualified licensed HVAC contractor.

12.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, FILTERS, REGISTERS)

Repair or Replace

(1) The outer plastic covering on several of the air ducts in the attic space are damaged/ deteriorated. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.

(2) Some of the ducts were sealed with duct tape. This was a poor practice as duct tape dries out and fails resulting in leaks in the system. Leaks reduce efficiency as the heated air which you pay for escapes into the attic. We recommend having a licensed HVAC contractor inspect and seal the ducts as needed.

13. Cooling Equipment

13.0 COOLING EQUIPMENT

Repair or Replace

(4) The insulation is missing at the exterior refrigerant lines. We recommend replacing the missing insulation by a qualified person.

(5) The AC unit electrical conduit is in contact with the roof. This is non-standard. We recommend necessary corrections by a qualified person.

(7) The AC system is old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also

recommend that keep a good home warranty in place which covers the AC system.

(8) The AC system is 15 or more years old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation and servicing by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.

13.1 CONDENSATE EQUIPMENT

Repair or Replace

There is no secondary AC condensation drain installed. This may have been acceptable at time of installation. However, today a secondary drain or alternate device is required to prevent damage in case of a clog in the primary drain. We recommend installing a secondary drain or alternate device by a qualified licensed HVAC contractor.

13.2 COOLING EQUIPMENT - OTHER

Repair or Replace

We recommend further evaluation of the entire AC system and its related components by a qualified licensed HVAC contractor due to the number of defects discovered and necessary repairs and replacement made as needed.

14. Ventilation and Insulation

14.0 INSULATION IN THE ATTIC SPACE

Repair or Replace

(2) Some of the attic insulation is installed with the vapor barrier or paper side up. This is a non-standard installation. Per manufacturer's specifications, the paper should not be exposed due to fire risk. We recommend necessary corrections by a qualified licensed contractor.

(3) The insulation in the attic was poorly-installed and had significant gaps which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels. We recommend that insulation be properly distributed by a qualified person.

(4) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.

14.1 VENTILATION OF THE ATTIC SPACE

Inspected

Several eave vents appear to be blocked by attic insulation. We recommend having the insulation adjusted so that air will flow freely through the vents by a qualified person.

15. Structural Components

15.1 ROOF STRUCTURE AND ATTIC SPACE

Repair or Replace

(2) A room addition has been made in the garage attic space. This area does not appear to be permitted. We recommend further evaluation and corrections made as needed by a qualified licensed contractor.

15.5 WOOD FLOOR STRUCTURE

Repair or Replace

The wood sub flooring at several locations were observed to be noisy/ squeaky when walked on. There are many causes of squeaky/creaking sub-floors such as loose nails, failed or missing adhesive, or wood rubbing together due to lack of support. We recommend necessary repairs as needed by a qualified licensed contractor.

16. Built-In Kitchen Appliances

16.4 RANGE/ OVEN

Repair or Replace

(2) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.

(3) The interior oven light did not work when tested. We recommend replacing the bulb and testing.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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