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INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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08/18/2026

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Thank you for choosing Pacific Crest Home Inspections! We appreciate the trust you have placed in us and are proud to be a part of your home buying experience. Please take the time to review the entire inspection report. A lot of pride and effort goes into each home inspection, and we want you to take as much information away from this process as possible. If you have any questions regarding this report please contact us at your earliest convenience so that we may assist you.

www.PacificCrestHomeInspections.com

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **Pacific Crest Home Inspections** and the Clients who's name appears in the Inspection Details Section of this report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Pacific Crest Home Inspections. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION.** Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for Pacific Crest Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website. Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components

that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Annotation" (A). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

You have contracted for us, Pacific Crest Home Inspections, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be 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 strongly urge you to follow our further evaluation**

recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot or fungus, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is **YOUR** responsibility to get an air quality or mold inspection regardless of the findings in this report. Mold/Mildew testing/sampling is an optional fee-based service that is NOT included with a standard home inspection report. Pacific Crest Home Inspections performs a visual, limited mold assessment as a complementary service with each Inspection. PCHI can perform targeted sampling or air sampling as a separate service. Any reference to the presence of Musty Odors, Possible Organic Growth and/or Water Intrusion is recommended to have a professional investigation be obtained by a qualified specialist.

Definitions of Comments

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. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of

the system. 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.

Annotation (A)= One of the following conditions exist:

Observation Item, **Attention Item** or **Safety Concern**

Definition of Annotation Item

Observation Item = May include one or more of the following conditions:

1. Items the are cosmetic in nature or that are attributed to normal wear and/or age.

2. Items that should be monitored and may require repair.

3. Items that are functional but may require replacement due to age or condition.

Attention Item = May include one or more of the following conditions:

1. Items that do not function as intended.

2. Items that that require further evaluation by qualified professionals in a specific field.

3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions withing the Standards of Practice.

Safety Concern = May include the following condition:

1. Items or deficiencies that poses a potential safety hazard to the occupants or structure. These items should be further evaluated and repaired immediately by qualified personnel to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be

discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD**. **We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and it's report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.



ITEMS INSPECTED



OBSERVATION ITEM



ATTENTION ITEM



SAFETY CONCERN

2.1.1 Service Disconnects - Main Water Shut-Off Device (Describe Location): Automatic Shut-Off

3.3.1 Built-In Appliances - Exhaust Fan/Range Hood/Downdraft: Vent Recirculates

3.6.1 Built-In Appliances - Built-In Microwave : Physical Damage

4.2.1 Plumbing System - Plumbing Water Suppy and Distribution System: Piping Not Secured

4.3.1 Plumbing System - Fixtures and Connected Devices : Angle Stop Corroded

4.3.2 Plumbing System - Fixtures and Connected Devices : Sink Stopper Defect

4.3.3 Plumbing System - Fixtures and Connected Devices : Corrosion at Supply Hoses

4.3.4 Plumbing System - Fixtures and Connected Devices : Toilet-Flush Hardware

4.3.5 Plumbing System - Fixtures and Connected Devices : Aerator Clogged

4.4.1 Plumbing System - Tub/Shower Fixtures: Shower Head Leak

4.4.2 Plumbing System - Tub/Shower Fixtures: Gap At Fixture

4.4.3 Plumbing System - Tub/Shower Fixtures: Loose Hardware

4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Previous Leak

4.6.1 Plumbing System - Water Heaters, Controls, Flues and Vents: Water Heater-Replaced

4.6.2 Plumbing System - Water Heaters, Controls, Flues and Vents: Scalding Hazard

4.6.3 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap

4.6.4 Plumbing System - Water Heaters, Controls, Flues and Vents: Expansion Tank

4.6.5 Plumbing System - Water Heaters, Controls, Flues and Vents: Flue-Upper/Lower

4.6.6 Plumbing System - Water Heaters, Controls, Flues and Vents: Flue-Taped

4.10.1 Plumbing System - Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks): Cap Gas Line

4.11.1 Plumbing System - Correct Plumbing at Faucets(Hot Left, Cold Right): Hot/Cold Reversed - Sink

5.1.1 Electrical System - Main and Distribution Panels: Labels - Illegible

5.1.2 Electrical System - Main and Distribution Panels: Service Tag Cut

5.1.3 Electrical System - Main and Distribution Panels: Wire Splicing

5.5.1 Electrical System - Connected Devices and Fixtures: Missing Faceplate

5.5.2 Electrical System - Connected Devices and Fixtures: Switch Unknown

5.5.3 Electrical System - Connected Devices and Fixtures: Lights - Inoperable

5.5.4 Electrical System - Connected Devices and Fixtures: Unpowered Fixture

5.5.5 Electrical System - Connected Devices and Fixtures: Fan-Remote Only

5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection
5.10.1 Electrical System - Smoke Detectors: Smoke Detectors not in all areas
5.10.2 Electrical System - Smoke Detectors: Smoke Detector Aged
5.11.1 Electrical System - Carbon Monoxide Detector: No Carbon Monoxide Detector
6.1.1 Interiors - Interior General : Musty Odor
6.2.1 Interiors - Ceilings : Water Staining
6.2.2 Interiors - Ceilings : Water Staining-Roof
6.2.3 Interiors - Ceilings : Evidence of a Ceiling patch
6.2.4 Interiors - Ceilings : Stress Fractures
6.3.1 Interiors - Walls : Moisture damaged baseboard
6.3.2 Interiors - Walls : Baseboards Removed
6.3.3 Interiors - Walls : Holes In Drywall
6.4.1 Interiors - Floor Coverings : Grout-Cracked/Missing
6.4.2 Interiors - Floor Coverings : Loose Transition
6.6.1 Interiors - Counters and a Representative Number of Cabinets: Re-caulk Counter/Sink
6.6.2 Interiors - Counters and a Representative Number of Cabinets: Loose/Missing Door Hardware
6.6.3 Interiors - Counters and a Representative Number of Cabinets: Moisture Damage
6.8.1 Interiors - Doors (Representative Number): Door Not Latching
6.8.2 Interiors - Doors (Representative Number): Missing Hardware
6.9.1 Interiors - Windows (Representative Number): Fogged or Failing Windows
6.9.2 Interiors - Windows (Representative Number): Screens-Damaged
6.10.1 Interiors - Attic: Debris In Attic
7.1.1 Garage - Garage General: Rodents
7.2.1 Garage - Garage Ceiling/Roof Framing : Water Stains
7.5.1 Garage - Garage Door: Physical Damage
7.6.1 Garage - Occupant Door From Garage to Inside Home: Spring Hinges
7.7.1 Garage - Garage Door Operators: Fixture Cover-Missing/Damaged
7.7.2 Garage - Garage Door Operators: Backup Battery
8.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Dryer Vent
9.2.1 Roofing - Roof Coverings: Slipped/Cracked Tile (Tile)
9.2.2 Roofing - Roof Coverings: Wear/Deterioration (General)
9.2.3 Roofing - Roof Coverings: Leaves/Debris on Roof (General)
9.5.1 Roofing - Roof Drainage Systems: Gutter System Incomplete
10.2.1 Exterior - Wall Cladding, Flashing and Trim: Stucco Cracks
10.2.2 Exterior - Wall Cladding, Flashing and Trim: Covered Weep Screed
10.2.3 Exterior - Wall Cladding, Flashing and Trim: Damage Stucco at FOAM
10.2.4 Exterior - Wall Cladding, Flashing and Trim: Rusted weep screed
10.4.1 Exterior - Doors (Exterior): Damage at Door Trim
10.6.1 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Cracks In Hardscape

10.6.2 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Sub Surface Drainage

10.6.3 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Vegetation too close

10.6.4 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Negative Slope in Grading

10.9.1 Exterior - Fencing and Gates: Wood Damage

10.9.2 Exterior - Fencing and Gates: Metal Fencing-Ground Contact

10.9.3 Exterior - Fencing and Gates: Loose Post

11.3.1 Structural Components - Foundations, Basements and Crawlspaces : Rust at Post-Tension Cables

12.1.1 Heating Equipment - Heating Equipment : Heating System-Replaced

12.6.1 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Dirty Filter

12.6.2 Heating Equipment - Distribution Systems (HVAC Ducting and Related Equipment): Gaps in HVAC Distribution

13.1.1 Cooling Equipment - Cooling and Air Handler Equipment: A/C Replaced

14.2.1 Chimney, Fireplace, or Stove - Gas/LP(Propane) Fire Logs and Fireplaces : Manufactured Fireplace

14.2.2 Chimney, Fireplace, or Stove - Gas/LP(Propane) Fire Logs and Fireplaces : No Secondary Gas Valve

1: INSPECTION DETAILS

Information

Type Of Building
Single Family

Year Built (According to Available Data)
2004

Weather Conditions
Sunny

Outside Temperature (Approximate)
70 Degrees

Number of Levels
2

Property Occupied
Yes

Parties Present
Listing Agent, Owner

It is preferred and recommended that the client be present during the inspection process. This is advised so that concerns can be discussed and addresses at the time of the inspection. It is encouraged that the client inquire about any information that is not understood or questions that arise during the inspection process or after completion of the inspection report

What To Take Away for the Inspection?

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and we can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance and repair recommendations, age-related deficiencies, and general wear-and-tear notations. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural damage;
2. things that can lead to major defects, such as evidence of active or previous moisture issues;
3. things that may hinder your ability proceed in the transaction; and
4. safety hazards, such as Carbon Monoxide (CO) or Fire hazards.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on us at Pacific Crest Home Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and/or expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Pacific Crest Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with us today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Limitations

General Inspection Info

OCCUPIED: YES

Portions of the home were not adequately visible due to occupants personal items, furniture and/or vehicles. We are not permitted to move these items as part of the inspection process. Portions of the inspection were limited as a result. We are not permitted to move these items as part of the inspection process. It is recommended that special care be taken during the final walk-through to determine if latent defects exist prior to close of escrow.

General Inspection Info

PRE-LISTING INSPECTION

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

2: SERVICE DISCONNECTS

		IN	NI	NP	A
2.1	Main Water Shut-Off Device (Describe Location)				X
2.2	Main Gas Shut Off Valve (Describe Location)	X			
2.3	Main and Distribution Panels (Describe Location)	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Main Water Shut-Off Device (Describe Location): Main Water Shut off Location

In the Garage



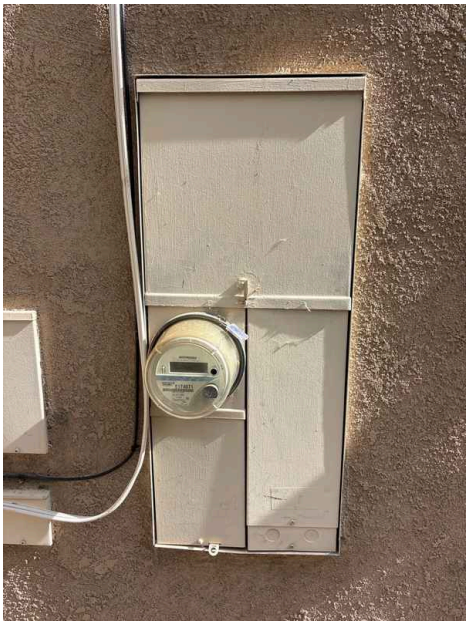
Main Gas Shut Off Valve (Describe Location): Main Gas Shut Off Valve Location

Left Side of the Building



Main and Distribution Panels (Describe Location): Main Panel Location

Left Exterior



Main Water Shut-Off Device (Describe Location): Shut Off Information

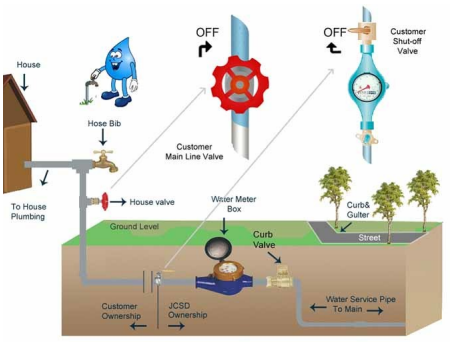
The water service can be shut off at the Main Water Shut Off Valve listed at the location above. There two primary types of valves:

1. Ball Valve. This valve operates by turning a lever. Turning the valve "Perpendicular" to the pipe will secure the water supply to the home.

2. Gate Valve. This valve operates like a hose bib. Turning this valve clockwise will secure the water supply to the home.

There is typically a "Owner Shut Off" located at the water meter at the front curb. This valve is often not adequately accessible and should only be used if operation of the Main Water Shut off is not possible.

It is advised that you consult a licensed plumbing contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Plumbing Contractor unless an emergency situation does not permit this. Below you will find an image with information for your convenience:



Main Gas Shut Off Valve (Describe Location): Shut Off Information

The main gas shut off valve can be operated utilizing an approved emergency shut off wrench. A wrench is typically necessary to operate this valve. It is recommended that the valve only be operated by the service provider unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

SDGE Reference for Emergency Shut Off

Main and Distribution Panels (Describe Location): Shut Off Information

The main electrical service can be shut off at the Main Service Entrance listed at the location above. Each electrical panel is different, but most panels have a clearly labeled "Service Disconnect" or "Main Shut Off". The breaker can be operated under emergency conditions. It is advised that you consult a licensed electrical contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Electrical Contractor unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

SDGE Reference for Emergency Shut Off

Observations

2.1.1 Main Water Shut-Off Device (Describe Location)

Observation Item

AUTOMATIC SHUT-OFF

The subject property is not currently equipped with an automatic water shut off valve. Many insurance companies are requiring these valves to be installed in order to buy the policy. This is not a current building requirement. This is for your information. Recommend contacting your insurance provider to verify if installation is necessary and have installed by a licensed plumbing contractor as needed.

Recommendation

Contact a qualified professional.

3: BUILT-IN APPLIANCES

		IN	NI	NP	A
3.1	Dishwasher	X			
3.2	Ranges and Cooktops	X			
3.3	Exhaust Fan/Range Hood/Downdraft				X
3.4	Wall Oven	X			
3.5	Garbage Disposer	X			
3.6	Built-In Microwave				X
3.7	Refrigerator		X		
3.8	Washer/Dryer		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Dishwasher
Maytag

Range
-Gas-, General Electric

Exhaust/Range Hood
-Re-Circulate-, -Vented-, -Built into Microwave-

Disposer
In Sink Erator

Buit-in Microwave
Whirlpool

Oven
-Gas-, General Electric

Home Warranty

This inspection is intended to represent the condition of the appliances at the time of the inspection. It is common for appliance issues to arise in homes that are in the transition process. Damage can occur during the move-in/move-out process, appliances that are accustomed to frequent operation can seize due to inactivity(or fail entirely) and latent defects can become apparent once personal items are removed. It is recommended that you obtain and maintain a thorough **Home Warranty** to guard against these unforeseen conditions.

Dishwasher: Dishwasher Test

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean dishes. Please note that we cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher. Doing so is outside the scope of this inspection. It is recommended that you obtain and maintain a home warranty program to safeguard against any future issues.

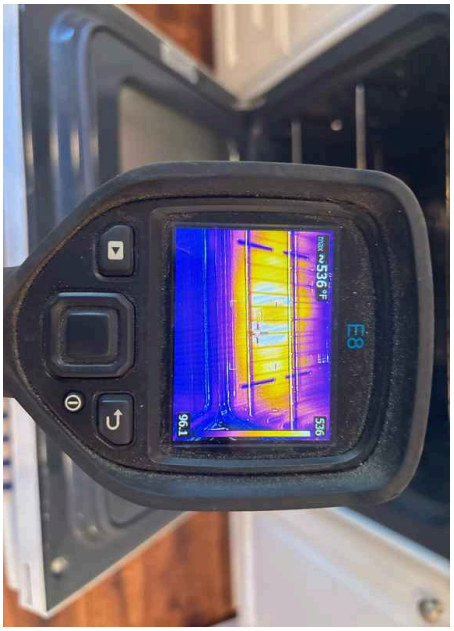
Ranges and Cooktops: Thermal Image Showing Operation

Infrared picture of range/cooktop in operation. This image shows function of the operable range burners.



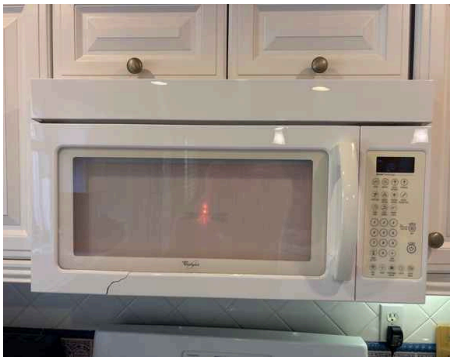
Wall Oven: Thermal Image Showing Operation

Infrared picture of oven in operation. This image shows function of the operable oven heat source.



Built-In Microwave : Picture of Microwave During Operation

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.



Limitations

General Appliance Information

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Appliance Information

APPLIANCES NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the floor and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

Refrigerator

REFRIGERATOR NOT INSPECTED

Refrigerators are not inspected because they are outside the scope of a standard home inspection.

Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

Observations

3.3.1 Exhaust Fan/Range Hood/Downdraft

Attention Item

VENT RECIRCULATES

The range hood does not vent to the exterior properly. Advise correction by a licensed appliance contractor as necessary.

Recommendation

Contact a qualified appliance repair professional.



3.6.1 Built-In Microwave

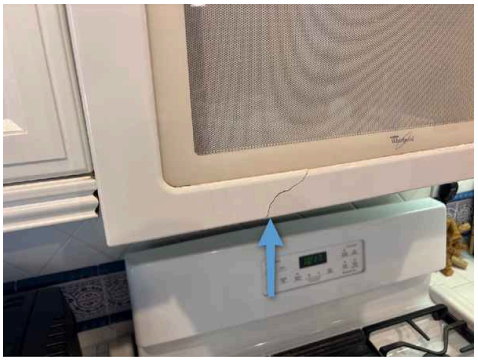
Observation Item

PHYSICAL DAMAGE

Physical damage was noted at the microwave. Advise consulting a licensed appliance contractor to determine necessary repairs.

Recommendation

Contact a qualified appliance repair professional.





4: PLUMBING SYSTEM

		IN	NI	NP	A
4.1	Plumbing General	X			
4.2	Plumbing Water Suppy and Distribution System				X
4.3	Fixtures and Connected Devices				X
4.4	Tub/Shower Fixtures				X
4.5	Plumbing Drain, Waste and Vent Systems				X
4.6	Water Heaters, Controls, Flues and Vents				X
4.7	Temperature and Pressure (T&P) Relief Valve	X			
4.8	Water Heater Strapping/Bracing	X			
4.9	Water Pressure	X			
4.10	Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)				X
4.11	Correct Plumbing at Faucets(Hot Left, Cold Right)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Water Source
Public

Plumbing Supply
Copper

Plumbing Distribution
Copper, Partially Visible

Washer Drain Size
2" Diameter

Plumbing Waste
ABS, PVC, Partially Visible

Water Heater Fuel Source
Natural Gas

Water Heater Flue Pipe Material
Double Wall Metal, Single Wall Metal

Capacity
40 GALLONS

Year Water Heater Was Made
2023

Manufacturer
Rheem

Water Pressure
ADEQUATE

Gas Distribution Piping
Rigid Iron Pipe

Plumbing Drain, Waste and Vent Systems: Cleanout Location

Garage Floor



Water Heaters, Controls, Flues and Vents: Thermal Image Showing Operation

Thermal image showing production of hot water at the sink location.



Water Pressure: Water Pressure Normal

Water pressure was noted within normal operation parameters.



Plumbing General : Plumbing-General

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors my find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation. You, as the homeowner, should purchase a **homeowner insurance policy** and **home warranty** that covers the plumbing system in the event problems develop in this system.

Plumbing General : Plumbing General Continued...

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture-related issues, and plumbing-related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report **prior to the removal of your contingencies**. If there are any questions regarding the statements made in this section of the report, please don't hesitate to contact Pacific Crest Home Inspections for clarification.

Water Heaters, Controls, Flues and Vents: Picture of Water Heater





Limitations

Plumbing General

PLUMBING INSPECTION LIMITATIONS

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 lines, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail 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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing Water Suppy and Distribution System

GENERAL PLUMBING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Plumbing Water Suppy and Distribution System

SUPPLY NOISY

The water supply for the hall bath shower was noted producing excess noise during operation of the fixture. Unable to determine the exact cause. Advise consulting a licensed plumbing contractor for necessary repairs.

Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Observations

4.2.1 Plumbing Water Suppy and Distribution System

Attention Item

PIPING NOT SECURED

Portions of the plumbing distribution system do not appear to be properly secured in the wall. This condition may promote adverse wear, physical damage and potential leaks. Advise correction by licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Laundry

4.3.1 Fixtures and Connected Devices

Attention Item

ANGLE STOP CORRODED

Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or are rusted. This may be indicative of previous possible leaks. The valve appeared dry at the time of the inspection. The valves are not operated as part of the home inspection process in order to prevent possible damage. These valves are typically recommended for replacement every 10 years. Recommend consulting a licensed plumbing contractor to verify proper operation and determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.



Kitchen Sink



Master Bathroom toilet



Master Bathroom Right Sink


Master Bathroom Left Sink


Hall Bathroom Left Sink

4.3.2 Fixtures and Connected Devices

Attention Item

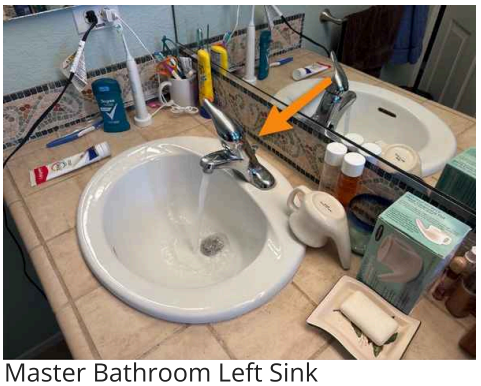
SINK STOPPER DEFECT

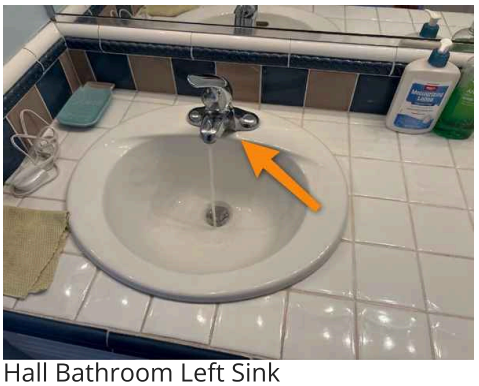
Several sink stoppers in the home were noted missing, inoperable or in need of adjustment. Recommend consulting a licensed plumbing contractor for necessary repairs.

Recommendation

Contact a qualified plumbing contractor.


Half Bathroom


Master Bathroom Left Sink


Hall Bathroom Left Sink

4.3.3 Fixtures and Connected Devices

Attention Item

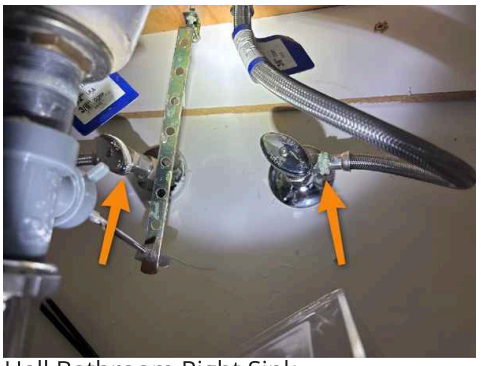
CORROSION AT SUPPLY HOSES

Corrosion was noted at the supply houses at one or more fixture location. This may be indicative of previous possible leaks. Advise consulting a licensed plumbing contractor to determine if maintenance or repair is necessary.

Recommendation

Contact a qualified plumbing contractor.


Half Bathroom


Hall Bathroom Right Sink

4.3.4 Fixtures and Connected Devices

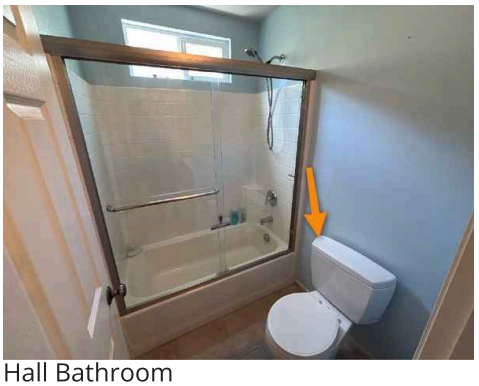
Attention Item

TOILET-FLUSH HARDWARE

The toilet did not flush properly at the time of the inspection. The handle had to be held down through the entire operation. Advise necessary servicing by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.


Hall Bathroom

4.3.5 Fixtures and Connected Devices

Observation Item

AERATOR CLOGGED

The faucet aerator was noted partially clogged at the time of the inspection. This condition restricts flow. You may wish to view this for yourself and have repaired as desired.

Recommendation

Contact a qualified plumbing contractor.


Master Bathroom

4.4.1 Tub/Shower Fixtures

Attention Item

SHOWER HEAD LEAK

The shower head was noted leaking during operation. This condition can often be the result of necessary maintenance or servicing. In some cases, failure of the fixture may have occurred. Advise consulting a licensed plumbing contractor to determine corrections needed at this time.

Recommendation

Contact a qualified plumbing contractor.


Hall Bathroom

4.4.2 Tub/Shower Fixtures

Attention Item

GAP AT FIXTURE

A gap or separation was noted around the fixture at the shower enclosure. This condition may prove to be a potential moisture intrusion point. Adjustment may be required. Recommend consulting a licensed plumbing contractor to determine if correction is possible.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

4.4.3 Tub/Shower Fixtures

Observation Item

LOOSE HARDWARE

Loose hardware noted at the shower valve. This is not appear to affect functionality. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



Master Bathroom

4.5.1 Plumbing Drain, Waste and Vent Systems

Observation Item

PREVIOUS LEAK

Evidence of previous possible leaks were noted at the drain line below the sink. Area appeared dry at the time of the inspection. Advise monitoring and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom Right Sink



Hall Bathroom Left Sink



Laundry Sink

4.6.1 Water Heaters, Controls, Flues and Vents

Observation Item

WATER HEATER-REPLACED

The water heater installed in this home is not original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed plumbing contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed plumbing contractor or SDG&E for safety.

Recommendation

Contact a qualified plumbing contractor.



MFD 2023

4.6.2 Water Heaters, Controls, Flues and Vents

Safety Concern

SCALDING HAZARD

The water temperature appeared to be too high at the time of the inspection. The water temperature should not exceed 120 degrees as per local regulations. This is typically an easy adjustment at the water heater. Recommend consulting the users manual or a licensed plumbing contractor for correction.



Recommendation

Contact a qualified plumbing contractor.

4.6.3 Water Heaters, Controls, Flues and Vents

Observation Item

SEDIMENT TRAP

A lack of sediment trap was noted present at the water heater gas supply. This would be standard for water heaters installed 2007 or prior. However, this is recommended for retrofitting with older appliances and is required for any water heater installed after 2008. Advise correction by a licensed plumbing contractor.



Recommendation

Contact a qualified plumbing contractor.

4.6.4 Water Heaters, Controls, Flues and Vents

Observation Item

EXPANSION TANK

An expansion tank is not installed at the water heater. This may not have been a required fixture at the time of construction. However, most water heater manufacturers recommend installation when the home's water system is a "closed" system. Recommend consulting a licensed plumbing contractor to determine if corrections are needed at this time.



Recommendation

Contact a qualified plumbing contractor.

4.6.5 Water Heaters, Controls, Flues and Vents

Safety Concern

FLUE-UPPER/LOWER

Portions of the flue pipe were noted improperly installed. The pipe is upside-down and upper sections fit inside the lower sections. This condition can allow for byproducts of combustion to escape. Advise correction by a licensed plumbing contractor for safety.



Recommendation

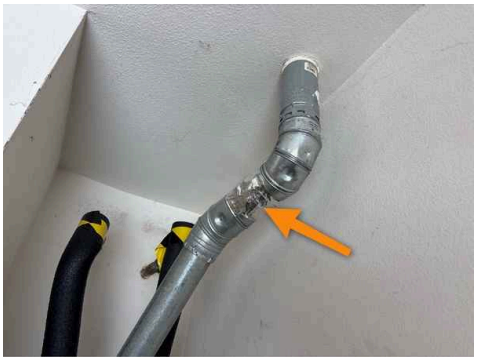
Contact a qualified plumbing contractor.

4.6.6 Water Heaters, Controls, Flues and Vents

Attention Item

FLUE-TAPED

The water heater flue pipe was noted having tape installed. This is not in accordance with the manufacture specifications. Advise removal by qualified contractor.



Recommendation

Contact a qualified plumbing contractor.

4.10.1 Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

Attention Item

CAP GAS LINE

The gas valves are not properly capped. Advise correction by a qualified contractor.



Rear Exterior

Recommendation

Contact a qualified professional.

4.11.1 Correct Plumbing at Faucets(Hot Left, Cold Right)

Safety Concern

HOT/COLD REVERSED - SINK

The hot and cold water supply was noted reversed at the sink. Hot should should be on the left or away from you, while cold should be toward you or to the right. This is considered a scalding hazard. Advise consulting a licensed plumbing contractor for necessary corrections.

Recommendation

Contact a qualified plumbing contractor.



Laundry

5: ELECTRICAL SYSTEM

		IN	NI	NP	A
5.1	Main and Distribution Panels				X
5.2	System Grounding and Grounding Equipment	X			
5.3	Overcurrent Devices (Circuit Breakers, Fuses)	X			
5.4	Branch Circuit Conductors	X			
5.5	Connected Devices and Fixtures				X
5.6	Exterior Lighting	X			
5.7	Polarity and Ground of Receptacles	X			
5.8	Operation of GFCI (Ground Fault Circuit Interrupters)	X			
5.9	Operation of AFCI (Arc Fault Circuit Interrupters)				X
5.10	Smoke Detectors				X
5.11	Carbon Monoxide Detector				X
5.12	Cable and Telephone Entrance		X		

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Electrical Service Conductors
Below Ground

Panel Type
Circuit Breakers

Panel Capacity
125 AMP

Electric Panel Manufacturer
CUTLER HAMMER

Branch Wire 15 and 20 Amp
Copper

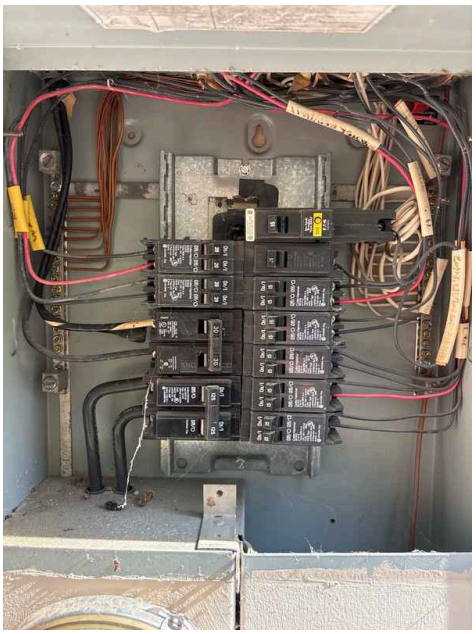
Wiring Methods
Romex, Conduit

Exterior Lighting Control
Standard switched

Main and Distribution Panels: Type
Main Panel

Main and Distribution Panels: Picture of Panels
Pictures of electrical panel(s).





Operation of GFCI (Ground Fault Circuit Interrupters): GFCI INFO

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.

Operation of AFCI (Arc Fault Circuit Interrupters): AFCI INFO

Definition: When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated.

Limitations

General

ELECTRICAL INSPECTION LIMITATIONS

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 and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Branch Circuit Conductors

ELECTRICAL INSPECTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

Observations

5.1.1 Main and Distribution Panels

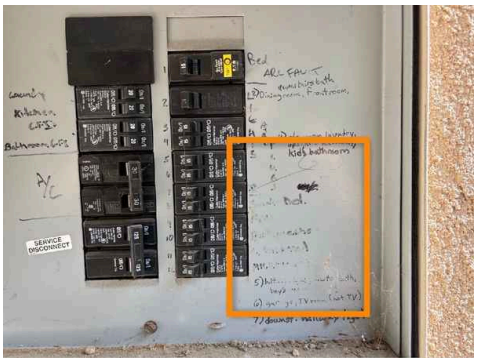
Attention Item

LABELS - ILLEGIBLE

Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.

Recommendation

Contact a qualified professional.



5.1.2 Main and Distribution Panels

Attention Item

SERVICE TAG CUT

The service tag at the electrical panel was noted cut. This may indicate that the electrical panel has been tampered with without the service providers knowledge. Advise contacting SDGE for further evaluation to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



5.1.3 Main and Distribution Panels

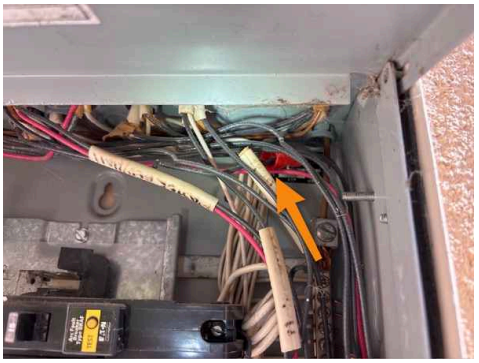
Attention Item

WIRE SPLICING

Wire splicing was noted in the electrical panel. This is typically not in accordance with today's building standards. Advise consulting a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified electrical contractor.



5.5.1 Connected Devices and Fixtures

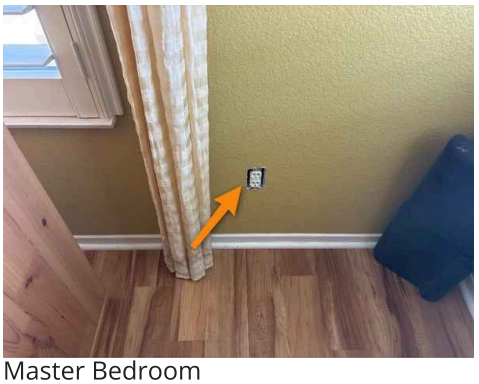
Attention Item

MISSING FACEPLATE

Missing faceplates noted at one or more outlet and/or wall switch. Advise repair.

Recommendation

Contact a qualified electrical contractor.



Master Bedroom

5.5.2 Connected Devices and Fixtures

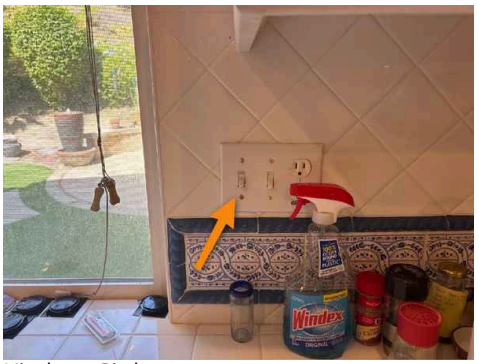
Attention Item

SWITCH UNKNOWN

I was unable to determine the function of one or more interior light switch. Recommend asking the seller about this and have further evaluated by a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



Kitchen Sink

5.5.3 Connected Devices and Fixtures

Attention Item

LIGHTS - INOPERABLE

Several lights are inoperable or not functioning as intended. This condition may be a simple bulb replacement or minor fixture repair, but I am unable to determine the exact cause. Due to this condition, we recommend asking the seller to correct the condition and demonstrate operation or have further evaluated and repaired by a licensed electrical contractor as necessary.

Recommendation

Contact a qualified professional.


Kitchen


Office

5.5.4 Connected Devices and Fixtures

Attention Item

UNPOWERED FIXTURE

One or more unpowered fixture was noted. Unable to determine the exact cause. Advise repair by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.


Rear Exterior

5.5.5 Connected Devices and Fixtures

Attention Item

FAN-REMOTE ONLY

The ceiling fan appears to be operated by remote only. This is considered substandard. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.


Master Bedroom

5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)

Observation Item

LACK OF ADEQUATE PROTECTION

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.10.1 Smoke Detectors

Attention Item

SMOKE DETECTORS NOT IN ALL AREAS

DOWNSTAIRS

Smoke detectors are not installed in all required areas. Recommend correcting and installing, prior to the close of escrow.

Recommendation

Contact a qualified professional.

5.10.2 Smoke Detectors

Attention Item

SMOKE DETECTOR AGED

VARIOUS LOCATIONS

We recommend replacing all smoke detectors upon moving into the home. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National FIre Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.



Recommendation

Contact a qualified professional.

5.11.1 Carbon Monoxide Detector

Attention Item

NO CARBON MONOXIDE DETECTOR

A Carbon Monoxide detector is not installed in the common hallway (on each level) as required. Recommend correcting and advise installing by a qualified person.

Recommendation

Contact a qualified professional.

6: INTERIORS

		IN	NI	NP	A
6.1	Interior General				X
6.2	Ceilings				X
6.3	Walls				X
6.4	Floor Coverings				X
6.5	Steps, Stairways, Balconies and Railings	X			
6.6	Counters and a Representative Number of Cabinets				X
6.7	Tub/Shower Enclosure	X			
6.8	Doors (Representative Number)				X
6.9	Windows (Representative Number)				X
6.10	Attic				X
6.11	Room Additions/Modifications			X	

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Ceiling Materials
Sheetrock

Wall Materials
Sheetrock

Floor Covering(s)
Carpet, Tile, Vinyl Tongue and Groove

Interior Doors
Wood

Cabinetry
Wood

Kitchen Countertop
Tile

Windows
Vinyl, Double Pane

Limitations

Interior General

GENERAL LIMITATIONS

The interior of the structure 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, equipment 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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interior General

GENERAL LIMITATIONS CONT.

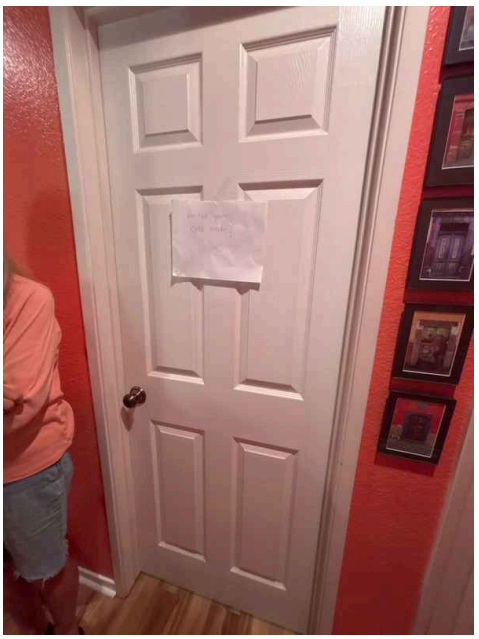
Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Interior General

ROOM NOT ACCESSIBLE

2ND BEDROOM

The 2nd bedroom was not accessible during inspection. Recommend further evaluation by a qualified professional as necessary.



Windows (Representative Number)

DUAL PANE LIMITATION

Please be advised: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Attic

ATTIC LIMITED ACCESS

Due to the structure of the roof/framing, insulation and forced air handling components, some areas of the attic were not visible and could not be fully inspected.

Observations

6.1.1 Interior General

Observation Item

MUSTY ODOR

LAUNDRY

A musty odor was noted at the laundry area. Unable to determine the exact cause. Recommend inquiry with the seller about any past moisture issues and have further evaluated by a licensed environmental hygienist as necessary.

Recommendation

Contact a qualified environmental contractor

6.2.1 Ceilings

Attention Item

WATER STAINING

Moisture stain noted on the walls/ceiling in one or more areas. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

6.2.2 Ceilings

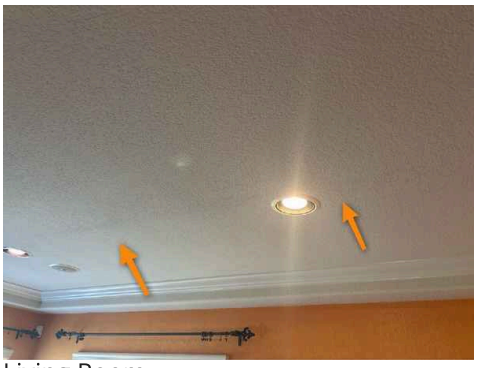
Attention Item

WATER STAINING-ROOF

Moisture stain noted on the walls/ceiling in one or more areas. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed roofing and restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified roofing professional.



Living Room

6.2.3 Ceilings

Observation Item

EVIDENCE OF A CEILING PATCH

There appeared to be a patch or evidence of a repair noted on the ceiling in one or more location. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend asking the sellers about this and/or have further evaluated by a licensed contractor. Please note: determining if damaged exist behind the ceiling of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified professional.



Kitchen

6.2.4 Ceilings

Observation Item

STRESS FRACTURES

The ceiling appears to have stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

Recommendation

Contact a qualified professional.



Living Room

6.3.1 Walls

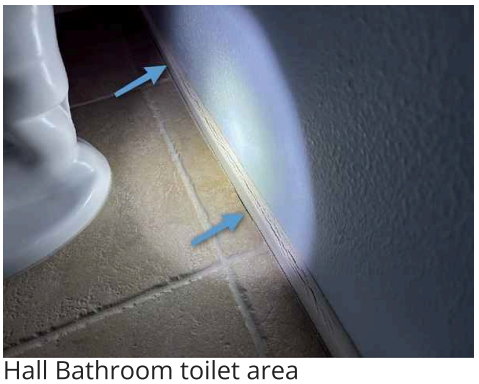
Observation Item

MOISTURE DAMAGED BASEBOARD

Moisture damaged wood noted at the baseboard. This may be indicative of a previous leak. These areas appeared dry at the time of the inspection. Recommend further evaluation by a licensed termite inspector or restoration contractor and repair as needed.

Recommendation

Contact a qualified professional.



Hall Bathroom toilet area

6.3.2 Walls

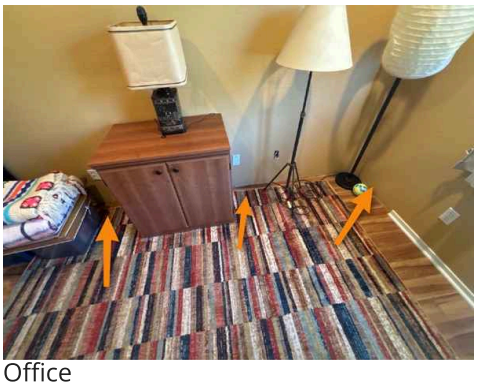
Attention Item

BASEBOARDS REMOVED

The baseboards were noted removed in areas. Recommend asking the seller about this and have replaced as necessary.

Recommendation

Contact a qualified professional.



Office

6.3.3 Walls

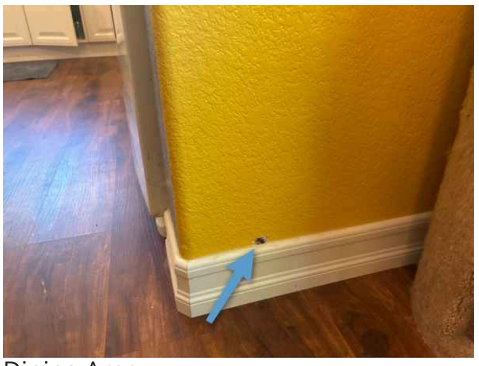
Observation Item

HOLES IN DRYWALL

Holes were noted in the drywall. Unable to determine the exact cause. Recommend asking the seller about this and have repaired by a licensed drywall contractor.

Recommendation

Contact a qualified drywall contractor.



Dining Area

6.4.1 Floor Coverings

Observation Item

GROUT-CRACKED/MISSING

Cracked/missing tile and grout observed at tile flooring in areas one or more areas. Recommend correcting and re-caulking in areas as needed by a qualified/licensed flooring contractor.

Recommendation

Contact a qualified professional.



Hall Bathroom

6.4.2 Floor Coverings

Observation Item

LOOSE TRANSITION

Loose transition noted at the flooring. Advise repair to prevent possible wear/damage.

Recommendation

Contact a qualified flooring contractor



Front Entry

6.6.1 Counters and a Representative Number of Cabinets

Observation Item

RE-CAULK COUNTER/SINK

Advise caulking around the sinks/countertops. Where sealant is aged and or failing.

Recommendation

Contact a qualified professional.



Laundry



Hall Bathroom

6.6.2 Counters and a Representative Number of Cabinets

Attention Item

LOOSE/MISSING DOOR HARDWARE

Cabinet door hardware noted loose/missing. Advise necessary corrections.

Recommendation

Contact a qualified professional.



Hall Bathroom Left Sink

6.6.3 Counters and a Representative Number of Cabinets

Attention Item

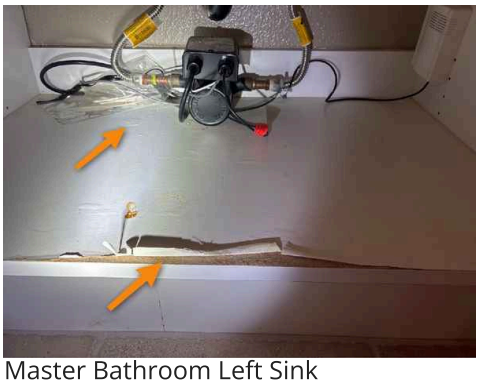
MOISTURE DAMAGE

Moisture damage was noted at the cabinet/sink area. Area appeared dry at the time of the inspection. Advise repair by a licensed restoration contractor.

Recommendation

Contact a qualified professional.


Half Bathroom


Master Bathroom Left Sink

6.8.1 Doors (Representative Number)

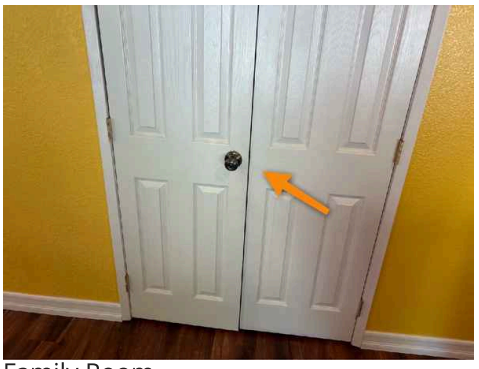
Attention Item

DOOR NOT LATCHING

Door(s) does not latch properly in one or more areas. Advise correcting and maintenance as needed.

Recommendation

Contact a qualified professional.


Family Room

6.8.2 Doors (Representative Number)

Observation Item

MISSING HARDWARE

Missing hardware was noted at the door. Advise correction to ensure proper operation.

Recommendation

Contact a qualified door repair/installation contractor.


Office


Laundry

6.9.1 Windows (Representative Number)

Attention Item

FOGGED OR FAILING WINDOWS

Fogged windows or failing UV coatings were noted. This may be indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of these windows. Recommend further evaluation by a licensed window contractor to determine repairs needed at this time.

Recommendation

Contact a qualified window repair/installation contractor.


Living Room


Living Room


Kitchen Sink


Laundry


Master Bedroom

6.9.2 Windows (Representative Number)

Attention Item

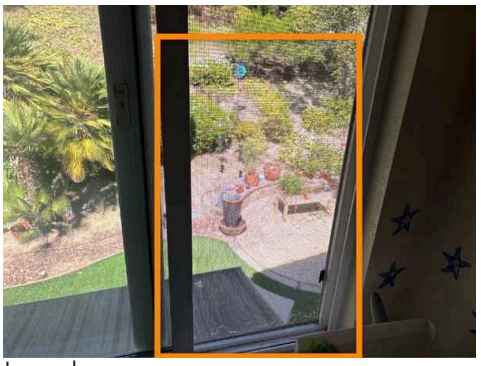
SCREENS-DAMAGED

One or more screen was noted bent or damaged. Advise repairing as needed.

Recommendation

Contact a qualified professional.


Dining Area


Laundry


Master Bedroom

6.10.1 Attic

Attention Item

DEBRIS IN ATTIC

Construction debris was noted in the attic. Advise professional cleanup by a qualified contractor.

Recommendation

Contact a qualified professional.





7: GARAGE

		IN	NI	NP	A
7.1	Garage General				X
7.2	Garage Ceiling/Roof Framing				X
7.3	Garage Walls (Including Firewall Separation)	X			
7.4	Garage Floor	X			
7.5	Garage Door				X
7.6	Occupant Door From Garage to Inside Home				X
7.7	Garage Door Operators				X
7.8	Garage Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Garage Door Type
One automatic

Garage Door Material
Metal

Auto-opener Manufacturer
GENIE

Limitations

Garage General

PERSONAL ITEMS

Due to occupants personal items, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, I advise a careful evaluation during final walk-through. If issues are discovered during your final walk-through, Please contact your inspector immediately to arrange a reinspection of this area so that the inspection report can be updated.

Observations

7.1.1 Garage General

Attention Item

RODENTS

Material which may be rodent droppings was observed in the garage. If present, pests may chew, damage or contaminate components. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to San Diego County Vector Control.

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. We advise consulting with a professional pest exterminator for a complete review and removal of any pests or waste material.



Recommendation

Contact a qualified professional.

7.2.1 Garage Ceiling/Roof Framing

Attention Item

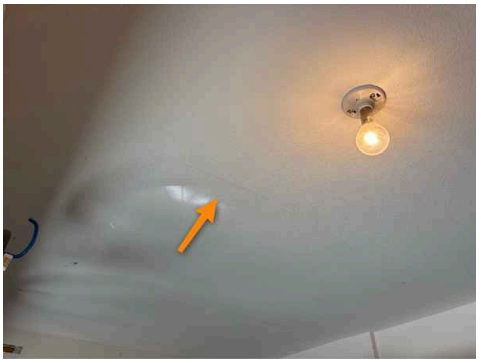
WATER STAINS

Water/moisture staining observed at the garage ceiling/sheathing in one or more areas. Unable to determine if this is new or older staining. Recommend further review by a qualified contractor prior to the close of escrow.

Recommendation

Contact a qualified professional.





7.5.1 Garage Door

Attention Item

PHYSICAL DAMAGE

Physical damage/stress fractures noted at the garage door panel in one or more location. This condition can continue to deteriorate and pose a potential safety concern. Advise consulting a licensed garage door contractor for necessary repairs.

Recommendation

Contact a qualified professional.



7.6.1 Occupant Door From Garage to Inside Home

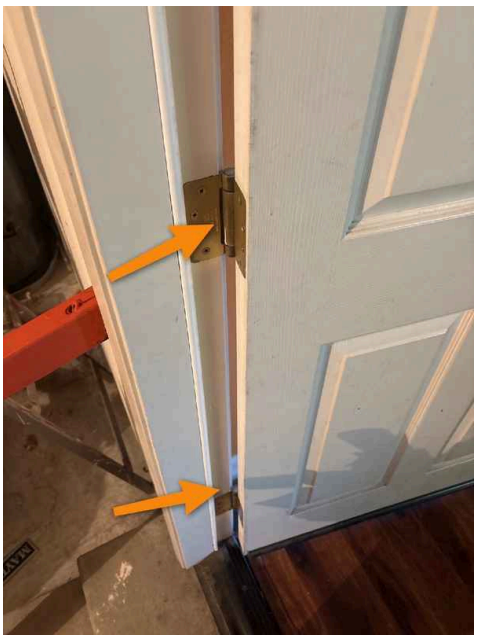
Attention Item

SPRING HINGES

The spring hinges at the fire door need to be adjusted, so the door self-closes. Advise corrections by a qualified professional.

Recommendation

Contact a qualified professional.



7.7.1 Garage Door Operators

Attention Item

FIXTURE COVER-MISSING/DAMAGED

The garage door fixture cover was noted missing or damaged. Recommend replacement as necessary.

Recommendation

Contact a qualified garage door contractor.



7.7.2 Garage Door Operators

Attention Item

BACKUP BATTERY

The garage door opener does not appear to be equipped with a back up battery. This is a modern building requirement and is a recommended upgrade for safety. Advise consulting a licensed garage door contractor to determine cost of necessary correction.

Recommendation

Contact a qualified garage door contractor.



8: INSULATION AND VENTILATION

		IN	NI	NP	A
8.1	Insulation in Attic	X			
8.2	Insulation Under Floor System		X		
8.3	Vapor Retarders (On Ground, In Crawlspace or Basement)		X		
8.4	Ventilation of Attic and Foundation Areas	X			
8.5	Ventilation Systems (Kitchens, Baths and Laundry)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Attic Insulation
Batt, Fiberglass

Floor System Insulation
Unknown/Not Visible

Ventilation
Gable Vents, Dormer Vents, O'Hagen Vents

Exhaust Fans
Fan, Window

Dryer Power Source
Gas Connection

Dryer Vent
Flexible Metal, Metal

Limitations

General

INSULATION AND VENTILATION INSPECTION LIMITATIONS

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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

8.5.1 Ventilation Systems (Kitchens, Baths and Laundry)

Attention Item

DRYER VENT

We recommend cleaning/servicing the dryer vent upon moving into the home.

Recommendation

Contact a qualified professional.

9: ROOFING

		IN	NI	NP	A
9.1	Roof General	X			
9.2	Roof Coverings				X
9.3	Flashings, Skylights and Roof Penetrations	X			
9.4	Roof Sheathing (As observable from attic)	X			
9.5	Roof Drainage Systems				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Roof Covering
Concrete, Tile

Viewed roof covering from
Ground, Pole Camera

Chimney (exterior)
Metal Flue Pipe

Limitations

Roof General

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include but not limited to: premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roof contractor to determine if latent defects exist.

Roof General

ROOF INSPECTION LIMITATIONS

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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Roof Coverings

INSPECTED FROM GROUND (UNSAFE MOUNTING CONDITIONS)

Portions of the roof covering was inspected from the ground and attic due to pitch or unsafe mounting conditions. This is in accordance with the CalNACHI standards of practice. The entire roof was not visible. I cannot guarantee that all of the roof materials, flashings, and roof penetrations are in good condition. I recommend that you have the roof inspected by a licensed roof contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

Flashings, Skylights and Roof Penetrations

LIMITED INSPECTION (GENERAL)

My inspection of the roof penetrations was limited to what could be seen from our vantage points. I cannot guarantee that all the roof penetrations are in good condition. You may wish to contact a a licensed roof contractor for further evaluation.

Observations

9.2.1 Roof Coverings

Attention Item

SLIPPED/CRACKED TILE (TILE)

Slipped/cracked tiles noted. The roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the NACHI standards of practice. The entire roof was not visible, and there may be additional defects. Advise maintenance review of the entire roof and necessary corrections by a licensed roofer.

Recommendation

Contact a qualified roofing professional.



Front Left Exterior



Rear Left Exterior

9.2.2 Roof Coverings

Observation Item

WEAR/DETERIORATION (GENERAL)

Wear and deterioration noted at roof covering due to age and sun exposure. This appears to be normal deterioration. However, prior to close of escrow we advise consulting with a licensed roofing contractor to review and give estimates of life remaining and necessary repairs to prevent leaks. This is also important because a home inspection is not a guarantee against roof leaks.

Recommendation

Contact a qualified roofing professional.






9.2.3 Roof Coverings

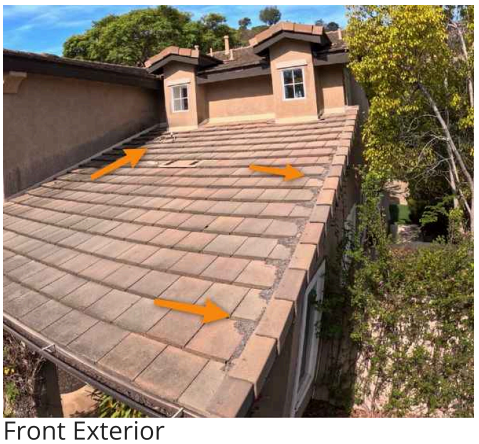
Attention Item

LEAVES/DEBRIS ON ROOF (GENERAL)

Excessive leaves and debris noted on the roof. Leaves and debris can hold unwanted moisture on the roof. Advise professional cleaning.

Recommendation

Contact a qualified professional.


Front Exterior

9.5.1 Roof Drainage Systems

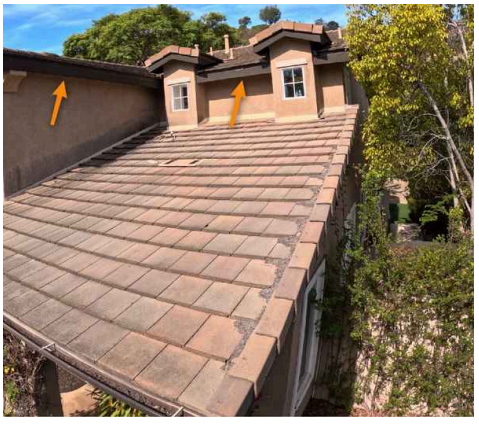
Attention Item

GUTTER SYSTEM INCOMPLETE

The home is not equipped with a full system of gutters and downspouts/drain lines. Gutters and drain lines are recommended to mitigate erosion and prevent possible water intrusion.

Recommendation

Contact a qualified professional.



10: EXTERIOR

		IN	NI	NP	A
10.1	Exterior General Information	X			
10.2	Wall Cladding, Flashing and Trim				X
10.3	Windows	X			
10.4	Doors (Exterior)				X
10.5	Eaves, Soffits and Fascia	X			
10.6	Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)				X
10.7	Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings	X			
10.8	Tempered Glass at Doors/Windows	X			
10.9	Fencing and Gates				X
10.10	Ponds, Waterfalls, Fountain and Water Features		X		

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Information

SIDING MATERIAL
STUCCO

EXTERIOR ENTRY DOORS
WOOD, GLASS

APPURTENANCE
PATIO, SIDEWALK

DRIVEWAY
CONCRETE

Limitations

Exterior General Information

EXTERIOR LIMITATIONS

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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Ponds, Waterfalls, Fountain and Water Features

WATER FEATURES NI

We do not evaluated or identify water features as part of this inspection. You may wish to have this equipment further evaluated by a qualified professional to determine if action is needed at this time.



Observations

10.2.1 Wall Cladding, Flashing and Trim

Observation Item

STUCCO CRACKS

Stucco cracks and deterioration noted in areas. These cracks may be prone to moisture intrusion issues. You may wish to view them for yourself and have repaired by a licensed contractor.

Recommendation

Contact a stucco repair contractor


Front Exterior


Left Exterior


Left Exterior

10.2.2 Wall Cladding, Flashing and Trim

Attention Item

COVERED WEEP SCREED

Inadequate separations noted between the patio/ground and the stucco weep screed. Moisture damaged stucco and moisture intrusion remains a possibility whenever this condition exist. Advise further evaluation by a licensed siding contractor. Also installing gutters can help to minimize the amount of moisture in this area.

Recommendation

Contact a stucco repair contractor


Rear Exterior

10.2.3 Wall Cladding, Flashing and Trim

Attention Item

DAMAGE STUCCO AT FOAM

Damaged stucco trim noted. Advise repair to prevent moisture intrusion

Recommendation

Contact a qualified professional.



Left Exterior

10.2.4 Wall Cladding, Flashing and Trim

Attention Item

RUSTED WEEP SCREED

Staining and/or rusted stucco weep screed noted at several locations of the exterior. This is typically a result of sprinklers spraying the home and/or roof run-off. We recommend adjusting sprinklers to spray away from the home and installing gutters to prevent rusting and moisture related issues.

Recommendation

Contact a stucco repair contractor



Rear Exterior

10.4.1 Doors (Exterior)

Attention Item

DAMAGE AT DOOR TRIM

Physical damage was noted at the door panel. Advise evaluation by a termite inspector, and repair by a licensed door contractor as necessary.

Recommendation

Contact a qualified door repair/installation contractor.



Left Exterior

10.6.1 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)

Observation Item

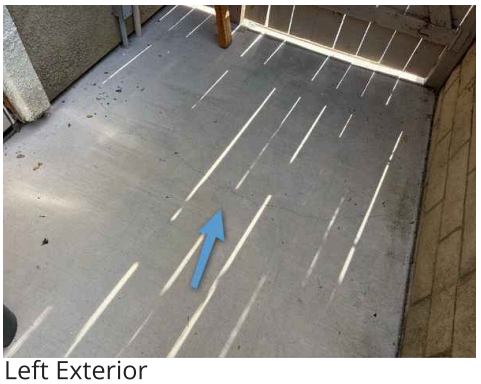
CRACKS IN HARDSCAPE

Settlement cracks noted in areas of the hardscape. Advise monitoring and repair when needed.

Recommendation

Contact a qualified masonry professional.


Driveway


Left Exterior

10.6.2 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)

Observation Item

SUB SURFACE DRAINAGE

Sub surface drainage observed throughout the exterior in one or more areas. Unable to determine condition and drainage termination. Advise verifying condition with a qualified/licensed processional, prior to the close of escrow.

Recommendation

Contact a qualified professional.



10.6.3 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)

Attention Item

VEGETATION TOO CLOSE

Vegetation is growing too close and is in contact with the exterior walls. This prevented access and proper inspection of entire exterior wall surface. Advise trimming the vegetation away from the exterior walls to prevent damage and to allow a proper inspection of the areas currently blocked by the vegetation.

Recommendation

Contact a qualified professional.


Front Right Exterior


Front Exterior

10.6.4 Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)

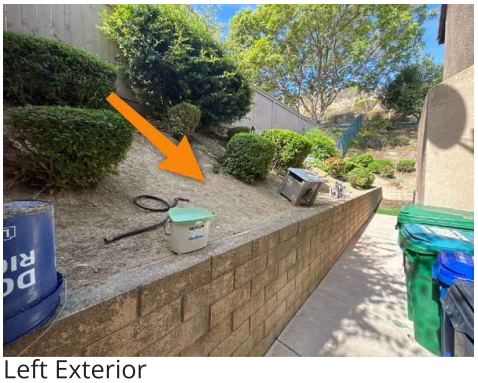
Attention Item

NEGATIVE SLOPE IN GRADING

There is a negative slope noted that can cause or contribute to water intrusion or deterioration. Recommend further evaluation by a licensed grading and drainage contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified grading contractor.


Left Exterior


Rear Exterior

10.9.1 Fencing and Gates

Attention Item

WOOD DAMAGE

Evidence of wood damage/wood destroying organisms was noted at the fencing in multiple locations. Recommend consulting a licensed fencing contractor to determine the scope of necessary repairs.

Recommendation

Contact a qualified professional.


Right Exterior

10.9.2 Fencing and Gates

Attention Item

METAL FENCING-GROUND CONTACT

Portions of the metal fencing were noted in contact with the ground. This condition may promote corrosion/ damage. Advise correction by a licensed landscape contractor and paint or repair as necessary.

Recommendation

Contact a qualified professional.


Rear Exterior


Rear Exterior

10.9.3 Fencing and Gates

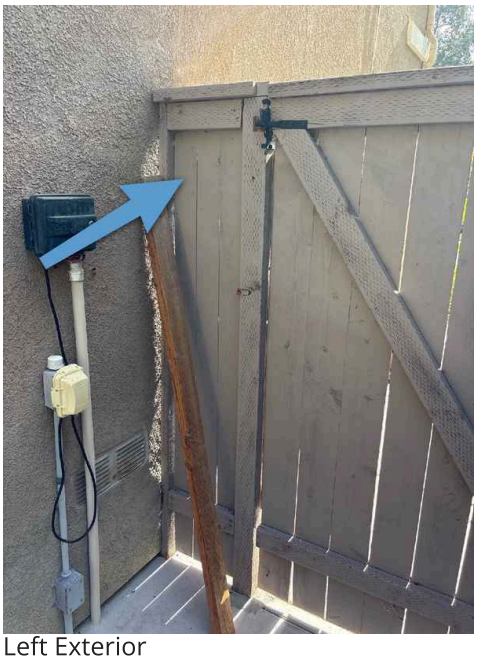
Observation Item

LOOSE POST

Loose fence post noted. This condition may continue to deteriorate. Recommend correction by a licensed fencing contractor as necessary.

Recommendation

Contact a qualified fencing contractor



Left Exterior

11: STRUCTURAL COMPONENTS

		IN	NI	NP	A
11.1	Structural General Information	X			
11.2	Walls (Structural)	X			
11.3	Foundations, Basements and Crawlspaces				X
11.4	Floors (Structural)	X			
11.5	Ceilings (structural)	X			
11.6	Roof Structure and Attic	X			
11.7	Presence of Foundation Bolts	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Foundation
Poured concrete

Wall Structure
2 X 4 Wood

Floor Structure
Slab

Ceiling Structure
2X4, Partially Visible

Roof Structure
Engineered wood trusses

Roof-Type
Gable, Hip

Method used to observe attic
Crawled, Limited access

Attic info
Scuttle hole

Method used to observe Crawlspace
No crawlspace

Structural General Information: Suggested Foundation Maintenance & Care

Proper drainage and moisture maintenance is imperative to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement-cracking in all but the must severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural moment is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Structural General Information: Foundations

Future performance of the structure cannot be predicted or warranted. This inspection is one of the first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time the inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are like to occur. The Inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation my show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or inf you want further evaluation, you should consider an evaluation by a Structural Engineer of your choice. Foundation s inspected in accordance with the Standards of Practice.

Limitations

Structural General Information

STRUCTURAL INSPECTION LIMITATIONS

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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Foundations, Basements and Crawlspaces

LIMITED INSPECTION DUE TO OBSTRUCTIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation where visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

Floors (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation where visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.

Presence of Foundation Bolts

HOME LIKELY BOLTED

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. I recommend further evolution by a licensed foundation contractor to confirm.

Observations

11.3.1 Foundations, Basements and Crawlspaces

Attention Item

RUST AT POST-TENSION CABLES

Rust was noted visible at the foundation stemwall in various locations. This appears to be attributed to corrosion at the post-tension cables. Recommend consulting a license foundation contractor to determine if corrections are needed at this time.

Recommendation

Contact a foundation contractor.



Front Right Exterior

12: HEATING EQUIPMENT

		IN	NI	NP	A
12.1	Heating Equipment				X
12.2	Normal Operating Controls	X			
12.3	Automatic Safety Controls	X			
12.4	Presence of Installed Heat Source in Each Room	X			
12.5	Flue(s) for Heating Equipment	X			
12.6	Distribution Systems (HVAC Ducting and Related Equipment)				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Heat Type
Forced Air

Energy Source
Natural gas

Number of Heat Systems (excluding wood)
One

Heat System Brand
Maytag

Ductwork
Insulated, Partially Visible

Filter Type
Disposable

Cooling Equipment Type
Air conditioner unit

Cooling Equipment Energy Source
Electricity

Central Air Manufacturer
MAYTAG

Number of AC Only Units
One

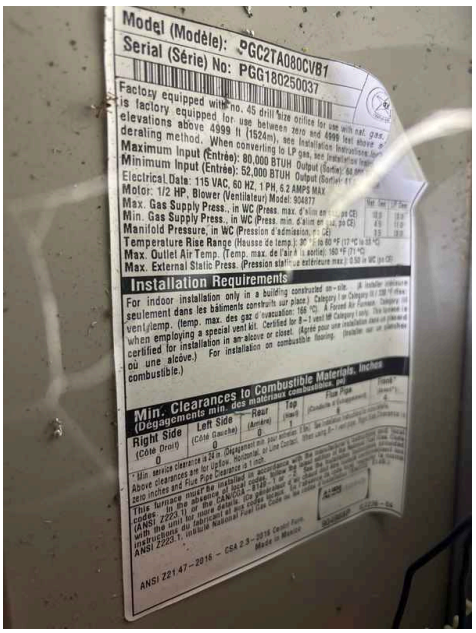
Normal Operating Controls : Type
Thermostat

Automatic Safety Controls : Type
Safety switch

Presence of Installed Heat Source in Each Room: Type
In ceiling

Heating Equipment : Picture of Heating Equipment
Picture of heating equipment.





Heating Equipment : Thermal Image Showing Operation

The furnace turned on and produced heat at the time of the inspection.





Distribution Systems (HVAC Ducting and Related Equipment): New/Replaced Ductwork

Heating and cooling ducts in an average California home leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. If you are selling a home that has had upgrades made without the required permits or duct testing, be sure to disclose this on your Real Estate Transfer Disclosure Statement. If you are preparing to buy a home that had duct work performed after October 2005, ask to see the duct testing report, or an explanation as to why such testing was not required. For more information, visit: www.energy.ca.gov/title24/changeout/

Limitations

General

HEATING AND COOLING SYSTEM LIMITATIONS

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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Distribution Systems (HVAC Ducting and Related Equipment)

EVALUATION LIMITED

Please note: Due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Observations

12.1.1 Heating Equipment

Observation Item

HEATING SYSTEM-REPLACED

The heating system installed in this home is not original. The furnace(s) appeared serviceable at the time of inspection. However, we recommend asking the sellers for documentation showing that the unit(s) was installed by a licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed HVAC contractor for safety.

Recommendation

Contact a qualified HVAC professional.



MFD 2018

12.6.1 Distribution Systems (HVAC Ducting and Related Equipment)

Attention Item

DIRTY FILTER

The filter is dirty and needs to be cleaned and/or replaced.

Recommendation

Contact a qualified HVAC professional.



Master Bedroom



Upstairs Hall

12.6.2 Distribution Systems (HVAC Ducting and Related Equipment)

Attention Item

GAPS IN HVAC DISTRIBUTION

Portions of the HVAC ducting and equipment do not appear to be properly sealed. This condition can lead to loss of thermal energy and increased utility bills. Recommend further evaluation and repair by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



13: COOLING EQUIPMENT

		IN	NI	NP	A
13.1	Cooling and Air Handler Equipment				X
13.2	Normal Operating Controls	X			
13.3	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Cooling and Air Handler Equipment: System Information

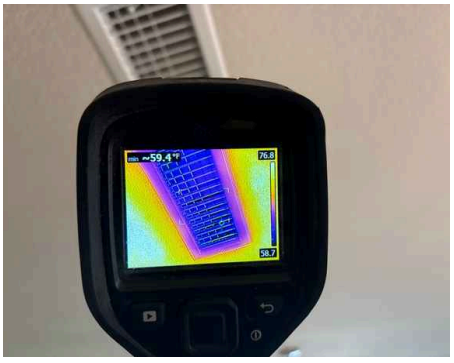
For HVAC system information, please refer to Heating Equipment.





Cooling and Air Handler Equipment: Thermal Image Showing Operation

The AC appeared to turn on and produce cold air at the time of the inspection.





Limitations

Cooling and Air Handler Equipment

CONDENSATION DRAIN NOT VISIBLE

The AC primary condensation drain appeared to terminate to an approve location. I was unable to verify the condition of the entire span of the drain line due to wall cladding and other finishes. You may wish to have this further evaluated by a licensed HVAC contractor to determine if maintenance is needed at this time.

Observations

13.1.1 Cooling and Air Handler Equipment

Observation Item

A/C REPLACED

The A/C installed in this home is not original. Recommend asking the sellers for documentation showing that this unit was installed by a licensed HVAC contractor per the manufactures installation requirements. If documentation cannot be produced, I recommend this unit be further explored by a licensed HVAC contractor for safety.

Recommendation

Contact a qualified HVAC professional.



MFD 2017

14: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	A
14.1	Chimneys and Flues (for Fireplaces)	X			
14.2	Gas/LP(Propane) Fire Logs and Fireplaces				X

IN = Inspected NI = Not Inspected NP = Not Present A = Annotation

Information

Types of Fireplaces
Gas log, Prefabricated

Limitations

Chimneys and Flues (for Fireplaces)

RECOMMEND SECONDARY EVALUATION

Note: The Nation Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep to determine if cleaning/maintenance is required.

Chimneys and Flues (for Fireplaces)

LINER NOT FULLY INSPECTED

The liner was not fully inspected inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety.

Gas/LP(Propane) Fire Logs and Fireplaces

GAS LINE NOT FULLY VISIBLE

Note: Gas leaks below the finished grade (underground) or between the walls or behind the fireplace hearths or any concealed area cannot be detected and are not evaluated as part of the inspection process.

Gas/LP(Propane) Fire Logs and Fireplaces

FIREPLACE NOT IGNITED

Note: If the fireplace is equipped with a gas log or gas lighter with the pilot light turned off, the Standards of Practice prevent the inspector from lighting and operating these fixtures. It is recommended that the pilot be lit and the fireplace operation be verified with the current owner prior to closing to ensure proper operation.

Observations

14.2.1 Gas/LP(Propane) Fire Logs and Fireplaces

Observation Item

MANUFACTURED FIREPLACE

The fireplace installed at one or more location appears to be a prefabricated system. We do not inspect the system for proper drafting and installation beyond what is visible from the firebox. Recommend having a safety check performed by a licensed fireplace contractor to ensure the fireplace is installed in accordance with the manufacturers specifications and is safe for continued operation.

Recommendation

Contact a qualified fireplace contractor.



14.2.2 Gas/LP(Propane) Fire Logs and Fireplaces

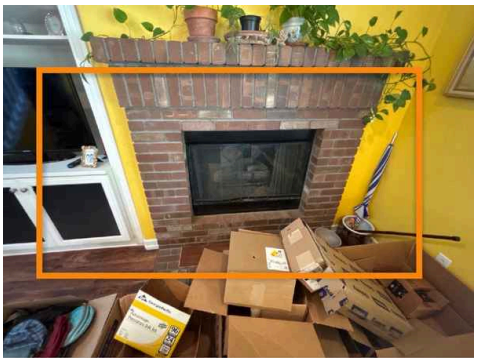
Attention Item

NO SECONDARY GAS VALVE

I was unable to determine the presence of a secondary gas valve shut-off for the gas fireplace. Recommend consulting a licensed fireplace contractor for further evaluation and correction.

Recommendation

Contact a qualified plumbing contractor.



15: GENERAL PICTURES

Information

Complementary Photos

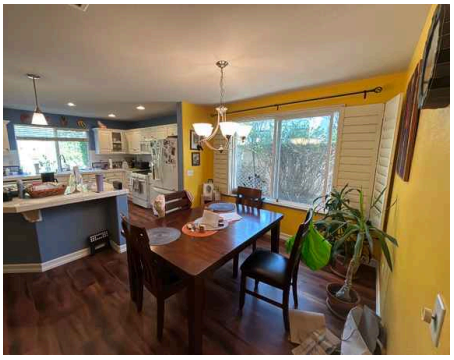
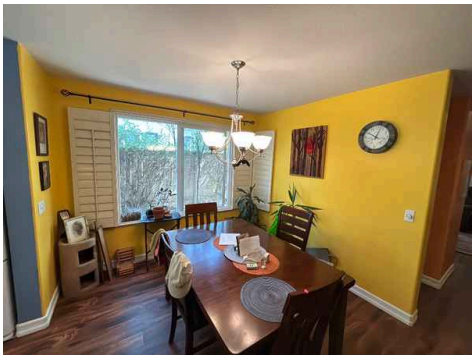
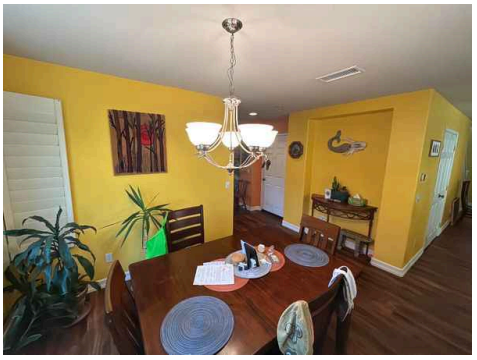
The photos in this section are provided as a complementary service and are not intended to represent or identify deficiencies within each evaluated room.

Kitchen





Dining Area

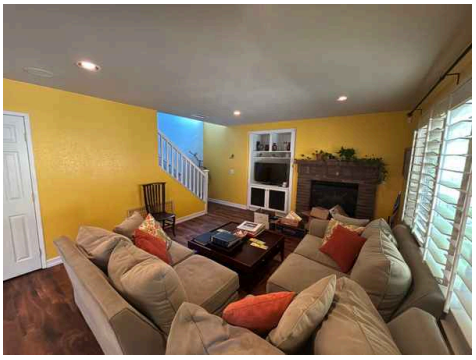




Living Room

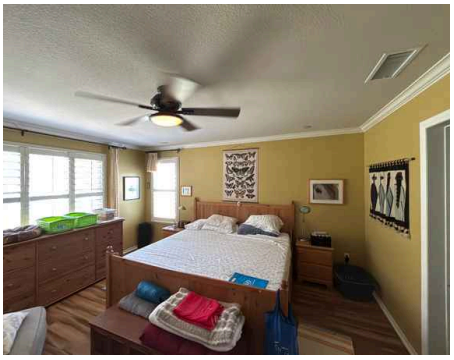




Family Room

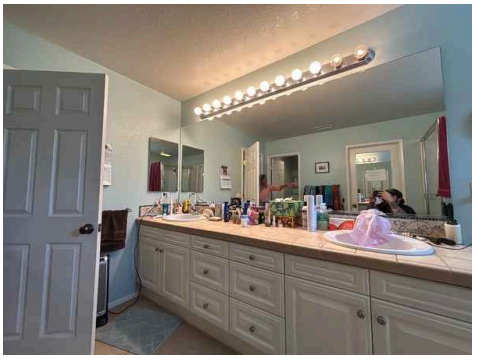

Master Bedroom





Master Bathroom





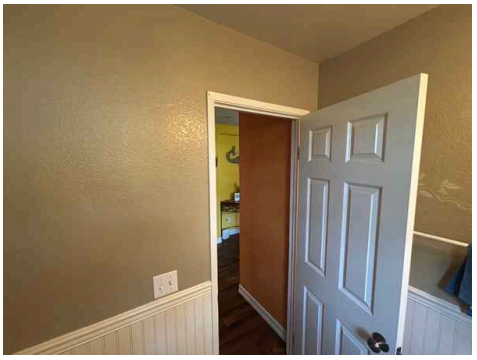
Hall Bathroom



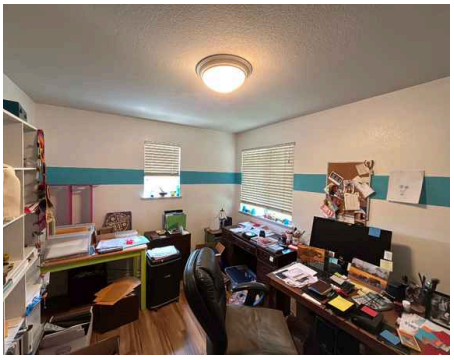


Half Bathroom



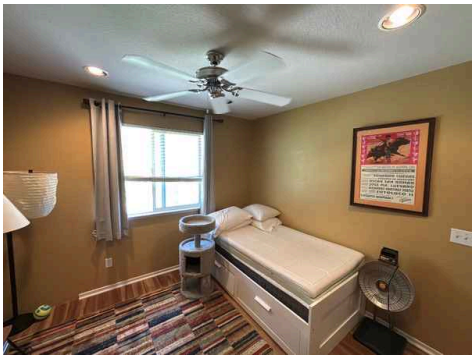
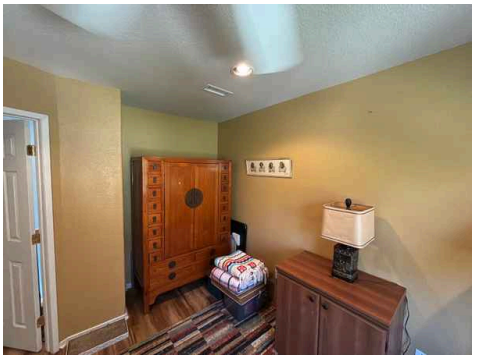


3rd Bedroom



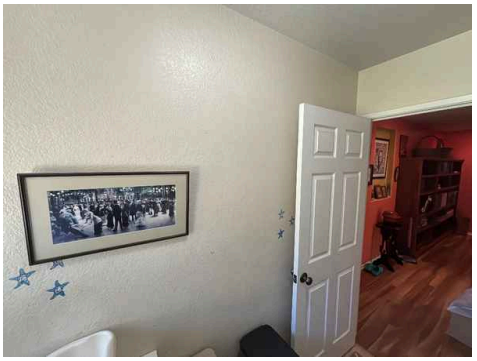


Office

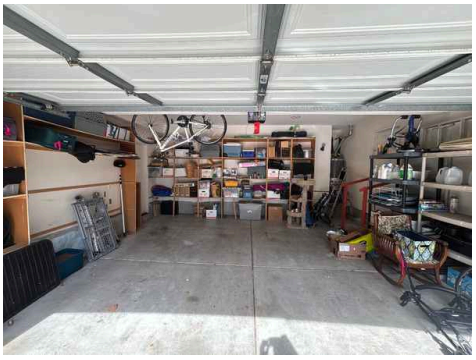




Laundry Room





Garage


Rear Yard




Right Side Yard




Left Side Yard




STANDARDS OF PRACTICE

Inspection Details
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Built-In Appliances
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy observe and operate the basic functions of the following kitchen appliances:

Dishwasher, Range, Cook Top, Oven; Trash Compactor; Garbage Disposal; Ventilation Equipment or Range Hood; and Permanently installed Microwave Oven.

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.

Chimney, Fireplace, or Stove
I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.