



SEARCHLIGHT
HOME INSPECTIONS

Bjorn Nichols
PRINCIPAL INSPECTOR
760.685.4550

Confidential Inspection Report

LOCATED AT:
16483 Hwy. 67 Ramona, Ca.
Ramona, CA 92065

PREPARED EXCLUSIVELY FOR:
Trissa Taguacta

INSPECTED ON:
Sunday, December 7, 2025



Inspector, Bjorn Nichols
Searchlight Home Inspections



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items

SC = Safety Concerns: Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.

CR = Corrections Recommended: Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professionals in the appropriate trades.

FE = Further Evaluation: Conditions evident that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.

RU = Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

EXTERIOR - SURFACE GRADE, HARDSCAPING AND DRAINAGE

224 PATIO(S)

SC s-50: There are cracks and heaving or settling of the patio(s). These conditions pose a trip hazard. We recommend correcting any trip hazard conditions. The brick to concrete transitions have offsets that are a trip hazard and need repair. The patio to balcony transitions are uplifted with damage and need evaluation and repair by a specialist and to improve site drainage to minimize soil movement and settling issues.

219 WALKWAY(S)

SC s-52: Uneven sections in the walkway surface(s). This condition is a trip hazard.

221 GUARDRAIL(S)

SC s-53: There are no guardrails at the ponds or bridges over them and are not child safe.

EXTERIOR - DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

230 BALCONY(S)

SC s-57: The balcony deck is not structurally sound and needs further evaluation by a deck specialist for costs of replacement as it is not safe for access in its current condition. The deck framing is not secure or safe as posts are set on rocks, framing is sagging, guardrails are missing balusters with wide openings and posts are not secured and lack metal brackets for secure connections. Wood deck planks are loose with raised nails and are a trip hazard. Have further evaluation by a balcony deck specialist for costs of repair/replacement prior to close of contingencies.

233 STEP(S)/STAIR(S)

SC s-58: One or more of the stair steps are loose at the balcony deck and need to be level and secured.

234 GUARDRAIL(S)

SC s-59: The balcony guardrails installed have wide spaces. We recommend additional measures be taken for child safety.

EXTERIOR - OUTSIDE THE SCOPE OF THE INSPECTION

259 FOUNTAIN(S)

SC s-73: Free-standing fountains pose a topple hazard if not mechanically connected/secured. The fountain was not operated. We recommend verifying that the fountain is mechanically connected/secured or be removed.

262 POND(S) AND BODIES OF WATER

SC s-76: These pond system(s) & bridges are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade. Any comments made are as a courtesy only. Ponds over 24" deep require the same access restrictions as a pool to keep restricted access to children. Fencing, door alarms, self closing gates to restrict child access to the pond areas are required just like a pool for any ponds over 24 inches deep. Add restrictions for child access to prevent an injury as this is a home owners responsibility.

The abandoned rear deck pond is a trip hazard and is covered with light metal rolled fencing material that will not support the weight of a child or person and needs repair as this is part of a walkway outside the sliding glass door. This needs repair to prevent a trip and fall hazard.

ATTIC AND ROOF FRAMING - ACCESS OPENING(S) AND ACCESSIBILITY

414 ATTIC ACCESS(S)

SC s-98: The garage attic access ladder door assembly is not fire rated. The garage needs to be separated from the house attic area to maintain fire separation as this can void a fire insurance claim and needs service. Have further evaluation by a general contractor for repairs and to maintain access to the garage attic area to service the heat pump.

PLUMBING - WATER HEATER

533 VENTING SYSTEM(S)

SC s-135: The water heater flue vent pipe is not properly secured at connections above the water heater at the collar and needs to be secured as per manufactures specs. There is a second vent pipe that is connected via a T and is taped off and should be properly capped off as noted in the report photos.

539 ENERGY SUPPLY(S)

SC s-141: There is no sediment trap/drip leg in the gas line as required by the water heater manufacturer and should be installed as per specifications. This can void a home warranty if not installed as per manufactures specs and needs service.

ELECTRICAL - SUBPANEL

618 ELECTRIC PANEL

SC s-166: There are at least 5 missing twist-outs/unused breaker slots in the garage sub panel. This condition is a safety hazard and needs plastic inserts installed to prevent any shock hazards.

SC s-167: The garage sup panel cover screws are the improper/pointed type. The sharp pointed screws can penetrate the wiring posing a safety hazard and need to be replace with blunt ended machine screws as per manufactures specs.

619 WORKMANSHIP

SC s-168: Circuit wires/cables are missing strain relief clamps/devices where the wires enter the garage sub panel and needs repair by an electrician.

SC s-169: The neutral wires and the grounding wires are connected to the same busbar. This is an improper wiring arrangement in a sub panel and needs evaluation and repair by an electrician.

ELECTRICAL - WIRING TYPES AND METHODS

622 CIRCUIT WIRING

SC s-171: Improper wiring in the following locations: garage has loose exposed wires around the sub panel that need to be encased in conduit to protect the wires from physical damage and to be properly supported. Wires are exposed on the garage wall by the sub panel and below the sub panel coming out of the wall and need to be protected in conduit by an electrician.

The kitchen cabinet has open spliced wires that lack conduit and a junction box and need service as noted in the report photos. The kitchen pantry light is also improperly wired and has exposed wiring that needs repair. Have further evaluation and repair by an electrician along with any costs of repair prior to close of contingencies.

SC s-172: The exposed wiring within six feet of the garage attic access opening is not protected from damage and needs service. There are exposed wires in the garage attic that are not properly terminated in a junction box and need service as this is a fire hazard as noted in the report photo.

SC s-173: Open junction boxes with exposed wire connections were noted in the garage attic area and need covers installed as this is a fire hazard.

ELECTRICAL - SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

625 SWITCHES

SC s-176: Switch covers are damaged/missing at the following locations: living room and needs a cover plate installed.

630 GFCI DEVICE(S)

SC s-182: GFCI protection devices are located in the following areas: Bathrooms, Exterior, Kitchen, and garage. The kitchen GFCI outlet is not resetting and needs service as it ties to other outlet in the kitchen which should all be GFCI protected. Today's standards of practice require GFCI (ground fault circuit interrupter) protection at the laundry outlets, all exterior outlets, all kitchen outlets, bathrooms and near any water source outlets and these areas are recommended to be upgraded if they are not already as a safety upgrade.

FIREPLACES & CHIMNEYS - FIREPLACES/CHIMNEYS

808 DAMPERS/FLUE(S)

SC s-216: The visible area of the flue is dirty. We recommend the flue and related components be cleaned by an appropriate professional in the appropriate trade.

BUILDING INTERIOR - INTERIOR ROOMS

919 VENTILATION

SC s-235: The bathroom exhaust fan ventilation components failed to function at the downstairs guest suite bathroom and needs to have the cover removed to see if this is unplugged and still functions on the wall switch or not. Service as necessary as bathrooms need exhaust fans to vent to the exterior or windows to operate to keep moisture from building up.

The primary bathroom exhaust fan is functional but loud and needs to be lubricated or replaced to function properly.

924 HANDRAIL(S)

SC s-238: The stair handrail(s) are not properly secured and needs service for the top handrail bracket as noted in the report photo.

BUILDING INTERIOR - KITCHEN APPLIANCE & COMPONENT CONDITION

947 DISHWASHER(S)

SC s-250: The dishwasher is not connected at the drain line and is plugged with a cap at the flexible drain hose and lacks the proper air gap as per manufactures specs. Unit is missing the required air gap device which should be installed on a new dishwasher as per manufactures specs.

BUILDING INTERIOR - SMOKE ALARMS

960 CARBON MONOXIDE ALARM(S)

SC s-256: There was no visible CO (Carbon Monoxide) alarm in the home besides the downstairs guest bedroom and need to be installed on each level outside of the bedrooms in the hallways or as per manufactures specs. California law requires that all existing dwelling units and sleeping units which have fuel-burning appliances installed within and dwelling units that have an attached garage be equipped with an approved carbon monoxide alarm on each level outside the bedrooms. Carbon monoxide alarms should be installed per manufacturers installation instructions.

BUILDING INTERIOR - GARAGE COMPONENT & EQUIPMENT CONDITION

974 FIRE SEPARATION WALL(S)

SC s-273: There are holes in the fire-resistive wall(s) between the garage and living space. The firewall needs to separate the attic from the garage with a fire rated assembly or to drywall this area off and have a separate interior access to the heat pump unit at the interior. Have serviced as necessary as this can void a fire insurance claim.

975 FIRE SEPARATION DOOR(S)

SC s-274: The garage interior door is not of a fire-resistant type and needs to be replaced. The present standards call for the door between the garage and living space to be a fire-resistant door and be self-closing & latching.

SC s-275: The garage fire-resistant door automatic closing-device is damaged/defective/missing. The fire-resistant door did not close and latch shut by itself. This can void a fire insurance claim and needs to be replaced with a rated fire door that self closes and self latches shut.

EXTERIOR - SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING

CR s-47: There are areas where, adjustments (removal of top soil and/or vegetation) of the grading at the foundation is advised to help excess moisture flow away from the foundation.

CR s-48: The addition of surface drains are recommended to collect and remove excess water via an underground drain line system to the street or appropriate location away from the foundation and structure.

217 DRIVEWAY(S)

CR s-49: The asphalt driveway is weathered/damaged/deteriorated. Continued use without repairs may require replacement.

225 PATIO COVER(S)

CR s-51: The patio cover is not structurally sound with loose post connections at the top and the base of the posts are in contact with the soils and need evaluation & repair by a general contractor. The posts are loose and have improper metal brackets installed that are not secure at the connection points and need repair by a general contractor along with any costs for your budgeting purposes prior to close of contingencies. Unpainted wood sections at the patio cover also need sanding, sealing, and repainting to protect the wood from further deterioration.

227 SITE DRAINAGE

CR s-56: Evidence of ponding water and poor drainage with areas at the front and side yards that need additional drainage added to control any excess water run off away from the structure and foundation areas to an appropriate location to prevent soil movement or water ponding up against the foundation areas.

The corrugated drain line terminates under the balcony deck and is draining on a support post for the balcony deck and needs to be extended further away from the post at the base to prevent water damage as this can cause settling of the support framework for the balcony deck. Have further evaluation by a grading and drainage specialist.

EXTERIOR - DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

234 GUARDRAIL(S)

CR s-60: The balcony guard railings are not secure and/or not sturdy. We recommend the railings be reinforced or replaced in accordance with present standards.

EXTERIOR - CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

238 STUCCO CLADDING

CR s-64: The stucco has moisture stains. Some of the sprinkler heads are spraying on the exterior walls of the building. This conditions is conducive to moisture intrusion, damage and deterioration. Redirect sprinklers away as necessary and patch where needed.

250 FASCIA(S)

CR s-67: The visible fascia materials appeared worn/weathered/aging and needs further evaluation by a termite specialist for any costs of repair.

251 LANDSCAPING

CR s-68: Trees are touching or over-hanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.

EXTERIOR - EXTERIOR DOORS AND WINDOWS

253 DOOR(S)

CR s-69: Condensation/stains are visible between the exterior sliding glass door panes between the thermal glass panes. We recommend having all of the thermal doors and windows evaluated by an appropriate professional in the appropriate trade. This was noted for the sliding glass door in the living room. Check all glass panes for any failed hermetic seals and replace as necessary.

CR s-70: The exterior sliding glass doors are corroded at the base of the metal tracks and are difficult to open and others are stuck shut and need hardware service to open and close easily for egress. Some of the sliding glass door screens are missing and need replacement. Have further evaluation and repair by a door specialist.

EXTERIOR - OUTSIDE THE SCOPE OF THE INSPECTION

261 GAZEBO(S)

CR s-74: The gazebo has damaged wood and is not structurally sound. Have further evaluation by a termite specialist for costs of repair or removal prior to close of contingencies.

ROOF COVERINGS - ROOF COVERINGS

306 COMP. SHINGLES

CR s-82: The ridge cap shingle is damaged at one area noted in the report photo and needs repair to replace the torn shingle section. Have serviced by a roofer as regular maintenance to prevent any leaks.

ROOF COVERINGS - ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

CR s-83: The rain gutters are loose from the building and need to be secured.

318 DOWNSPOUT(S)

CR s-84: The downspout(s) are loose from the building.

CR s-85: Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.

ROOF COVERINGS - PENETRATIONS

322 PENETRATION(S)

CR s-87: The roof penetrations are not sealed at several locations. We recommend correcting the condition(s) using approved methods as noted for the old furnace vent pipe penetration that has moisture stains around the pipe in the attic space above the garage.

PLUMBING - DRAIN, WASTE AND VENT PIPING

508 DRAINS

CR s-111: The downstairs guest suite bathroom sink drain is slow or blocked and needs the line cleared by a plumber.

The primary bathroom sink drain has been caulked at the basin for past leaks and needs resealing repair.

PLUMBING - FAUCETS AND FIXTURES

512 SINK FAUCET(S)

CR s-114: The kitchen sink faucet has missing parts and the handle is loose and missing the set screw to secure it in place and needs service.

CR s-115: The downstairs half bath sink faucet is loose on the countertop and needs to be checked for leaks and be secured to the countertop by a plumber.

CR s-116: Old style gate valves and plastic supply lines are present at the sinks and or toilets. I recommend updating older gate valves and plastic lines to newer style angle stop ball valves with stainless steel braided lines to prevent leaks by a plumber.

514 SINK(S)

CR s-118: Upper hall bathroom sink stopper mechanism is missing parts and needs repair service.

518 TUB(S)/SHOWER(S)

CR s-120: The upstairs hall bathroom tub/shower faucet handle drips when the faucet is operated and needs service by a plumber. This condition is conducive to moisture intrusion and deterioration.

CR s-122: The downstairs guest suite bathroom tub hot side valve handle is stiff to turn and needs service by a plumber.

520 SHOWER(S)

CR s-124: The downstairs guest suite shower has lower flow on the hot side and needs the scald protection adjusted for full flow rate as noted in the report photo.

521 ENCLOSURE(S)

CR s-125: The primary bathroom shower door drags at the base and needs hardware service to close easily.

PLUMBING - FUEL GAS PIPING

524 GAS PIPING

CR s-128: Areas of the visible gas piping are rusted/corroded by the propane tank as seen in the report photo. These should be kept sealed and need sanding and painting or to be replaced as necessary. Check with the company that leases the tank for service and repair as necessary.

PLUMBING - WATER HEATER

534 SUPPLY PIPING

CR s-136: The shutoff valve and visible water supply connectors appeared functional, they are not insulated. We recommend insulating the exposed water piping to minimize heat loss.

543 COMMENTS

CR s-144: The drain line in the drain pan under the water heater does not extend to the exterior and is recommended to be installed to prevent water damage at the interior.

ELECTRICAL - DISTRIBUTION PANELS

613 MAIN PANEL

CR s-159: A number of breakers are not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

ELECTRICAL - SUBPANEL

618 ELECTRIC PANEL

CR s-164: The cover hinges are bent/loose at the top of the garage sub panel and need repair to keep the front cover secure at the top as noted for the top right hinge and needs service repair.

CR s-165: A number of breakers are not properly labeled at the garage sub panel. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

ELECTRICAL - SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

625 SWITCHES

CR s-175: The dining room 3-way switched lighting circuit failed to function as designed and needs service. Currently you have to turn on one wall switch prior to the other for the light to come on and needs service to be wired properly.

627 GROUNDED RECEPTACLE(S)

CR s-177: There were loose receptacles that need to be secured to the wall as noted in living area left of the fireplace.

CR s-178: The downstairs bedroom has open ground connections at the outlet and needs service.

CR s-179: Receptacle cover plates are missing as noted at the garage ceiling and need to be installed where necessary.

HEATING AND COOLING SYSTEMS - HEATING SYSTEM

711 BLOWER / FILTER(S)

CR s-190: There is no air filter installed in the return air path of the furnace. This condition allows dirt and debris to be drawn up into the system which in turn lowers the systems efficiency. We recommend having the system cleaned and serviced by an appropriate professional in the appropriate trade.

HEATING AND COOLING SYSTEMS - AIR CONDITIONING SYSTEM

723 CONDENSING UNIT(S)

CR s-198: The AC condensing unit is functional and the blades spin but did not cool down adequately. The AC condensing unit is set on loose wood rails and needs to be leveled and be properly secured at the base.

CR s-199: The insulation on the AC condensing units coolant lines is damaged/deteriorated/missing by the AC condensing unit.

724 SYSTEM CONDITION(S)

CR s-200: The AC temperature differential between the supply and return air grills is less than 18 degrees and is not functioning properly and needs further evaluation by an HVAC specialist for any costs of repair prior to close of contingencies.

HEATING AND COOLING SYSTEMS - ENERGY SOURCE CONNECTIONS

728 CENTRAL COOLING EQUIPMENT

CR s-203: An electrical disconnect is present, in sight of and providing power to the condensing unit. The AC service disconnect has an open hole at the left side knock out that is missing and needs a plastic insert installed to keep it sealed from animals.

HEATING AND COOLING SYSTEMS - CONDITIONED AIR DISTRIBUTION SYSTEMS

733 DUCT CONDITIONS

CR s-206: The outer plastic covering on the conditioned air ducts is deteriorated. These need repair or replacement by an HVAC specialist.

FIREPLACES & CHIMNEYS - FIREPLACES/CHIMNEYS

805 CHIMNEY(S)

CR s-212: Evidence of ponding water on the chimney metal cap for the right side chimney at the living room. These condition(s) are conducive to moisture intrusion and deterioration. The metal chimney cap should be properly sloped to shed water and prevent ponding that can cause rust and leaks. Reseal the nail heads at the top of the metal cap to prevent water intrusion below as well. Have serviced by a chimney specialist.

BUILDING INTERIOR - INTERIOR ROOMS

912 WOOD FLOORING

CR s-231: The wood flooring is worn at the surface and needs refinishing in areas as noted by the sliding glass door areas where moisture is more prevalent coming in and out of the house.

928 COUNTERTOP(S)

CR s-241: Kitchen has cracked countertop tiles that need repair by a tile specialist as noted in the report photo.

BUILDING INTERIOR - KITCHEN APPLIANCE & COMPONENT CONDITION

951 INSTA-HOT(S)

CR s-253: The unit is disconnected because its not functional and needs to be removed or be replaced.

INSPECTION INFORMATION - INTRODUCTORY NOTES

IMPORTANT INFORMATION

FE s-21: Sections of the building showed evidence of having been altered, remodeled, and/or added on to. We recommend confirming any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

FE s-22: Buildings built before 1992 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners/Buyers Guide to Earthquake Safety & Environmental Hazards" pamphlet normally provided by your real estate agent.

EXTERIOR - SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING

FE s-46: Due to the slope of the building site it is recommended that consideration be given to have an evaluation of site stability confirmed by a state licensed geotechnical engineer.

EXTERIOR - CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

238 STUCCO CLADDING

FE s-61: The stucco siding has past repairs. We recommend inquiring about the condition(s) documented. Check that the sprinklers are not spraying up against the house and patch and repair as necessary after redirecting them away from the structure.

FE s-63: The stucco weep screed material along the bottom of the stucco siding needs 2" of clearance to concrete or 4" clearance to earth. Clear soils at the base and slope away at 1/4" per foot to drain away towards area drains to control any excess water run off away from the structure and perimeter foundation areas to an appropriate location as per local jurisdiction.

248 EXTERIOR TRIM

FE s-66: All of the exterior wood for trim, eaves, fascia, door jams etc. along with interior wood and framing need a thorough termite inspection prior to close of contingencies for costs and repairs.

EXTERIOR - EXTERIOR DOORS AND WINDOWS

254 WINDOW(S)

FE s-71: Condensation/stains are visible between the glass panes in the thermal window(s). We recommend having all of the thermal doors and windows evaluated by an appropriate professional in the appropriate trade. This was noted for the dining room fixed window left of the sliding glass door.

EXTERIOR - OUTSIDE THE SCOPE OF THE INSPECTION

259 FOUNTAIN(S)

FE s-72: These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

ATTIC AND ROOF FRAMING - FRAMING AND SHEATHING

412 ROOF SHEATHING

FE s-96: Moisture stains visible on the plywood sheathing around the roof penetrations. These moisture stains appear to be prior to the re roof and should be confirmed by the seller. Further evaluate the roof penetrations and reseal any penetrations as necessary.

PLUMBING - DRAIN, WASTE AND VENT PIPING

508 DRAINS

FE s-110: Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend having a video camera test be performed on the drainage system prior to close of the transaction along with any costs of repair prior to close of contingencies.

PLUMBING - FAUCETS AND FIXTURES

521 ENCLOSURE(S)

FE s-126: The upstairs hall bath shower glass doors are missing and have been replaced with a shower curtain.

ELECTRICAL - GROUNDING AND BONDING

611 GROUNDING

FE s-157: The grounding connection(s) are not visible/located. Have grounding location verified as this was not seen at the water main or water heater and should be demonstrated.

612 BONDING

FE s-158: The bonding connection(s) are not visible/located and should be verified and demonstrated by the sellers once located.

ELECTRICAL - SUBPANEL

615 LOCATION

FE s-161: The electrical sub panels are located in the garage and one in the guest bedroom closet. The guest bedroom closet sub panel was not accessible to inspect as per the seller and needs further evaluation prior to close of contingencies.

ELECTRICAL - SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

628 LUMINARIES [LIGHT(S)/FIXTURE(S)]

FE s-180: The lights are functional but some are missing lens covers and others need bulbs replaced to confirm they are all functional. Have serviced and retest to confirm these are all functional. Install lens covers where missing on light fixtures as noted in the upstairs primary bathroom.

FIREPLACES & CHIMNEYS - FIREPLACES/CHIMNEYS

811 COMMENTS

FE s-218: We recommend an inspection by a qualified fireplace professional prior to the close of this transaction. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

BUILDING INTERIOR - INTERIOR ROOMS

907 WALL(S)/CEILING(S)

FE s-225: Past repairs are visible on the wall(s)/ceiling as noted for the laundry room at the ceiling. This area was dry when tested with a moisture meter. Ask the sellers for any repair paperwork for your knowledge of what happened and that any leaks were repaired as necessary.

FE s-226: Moisture stains are visible on the wall(s)/ceiling at the garage that appear to be prior to the re roof and should be confirmed by the sellers as having all been repaired for any past leaks. This area was dry at the time of the inspection.

909 CARPET FLOORING

FE s-228: The floor squeaked when walked on at the upstairs hall bathroom and hall area. Check the subfloor is secured to the floor joist and repair as necessary.

BUILDING INTERIOR - KITCHEN APPLIANCE & COMPONENT CONDITION

952 REFRIGERATOR(S)

FE s-254: These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional regarding the operation and maintenance of this system.

BUILDING INTERIOR - LAUNDRY COMPONENT & EQUIPMENT CONDITION

965 DRYER VENT(S)

FE s-263: Dryer venting is provided and needs to terminate at the exterior. The dryer vent needs to be cleaned prior to use and as regular maintenance to avoid any lint build up which is a fire hazard.

BUILDING INTERIOR - GARAGE COMPONENT & EQUIPMENT CONDITION

971 GARAGE FLOOR(S)

FE s-270: The floor is not fully visible, due to stored items. We recommend checking these areas after the stored items are removed.

FIREPLACES & CHIMNEYS - FIREPLACES/CHIMNEYS

807 FIREBOX(S)

RU s-215: There are no glass doors present at the living room fireplace. We recommend adding doors as an energy upgrade.

BUILDING INTERIOR - LAUNDRY COMPONENT & EQUIPMENT CONDITION

963 WASHER SERVICE

RU s-261: I recommend updating the rubber supply hoses to the washer with stainless steel braided lines to prevent leaks as the rubber can become old and brittle and crack over time.

Sunday, December 7, 2025
Trissa Taguacta
16483 Hwy. 67 Ramona, Ca.
Ramona, CA 92065

Dear Trissa Taguacta,

We have enclosed the report for the property inspection we conducted for you on Sunday, December 7, 2025 at:

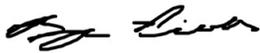
16483 Hwy. 67 Ramona, Ca.
Ramona, CA 92065

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments and the symbols and their meanings are at the top of the report for clarification.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Bjorn Nichols
Searchlight Home Inspections



16483 Hwy. 67 Ramona, Ca.
Ramona, CA 92065

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INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report. Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements

CLIENT & SITE INFORMATION

FILE/DATE/TIME

1: Preliminary Report File # A120725 Date: 12/07/2025 Time: 10:30 AM.

CLIENT NAME

2: Trissa Taguacta

LOCATION

3: 16483 Hwy. 67 Ramona Ca. 92065.

LISTING AGENT

4: Melissa Epenesa

EXP Realty

(858) 776-9823

Melissa.Epenesa@gmail.com

WEATHER/SOIL

5: Weather conditions during the inspection: Sunny and clear skies, temperature was 70 degrees, and the ground was dry at the time of the inspection.

BUILDING CHARACTERISTICS

MAIN ENTRY

6: South

DESCRIPTION

7: Age: 1989 year built, 2 story, Total Area 2630 Sq.Ft., Single Family Residence.

FOUNDATION

8: concrete slab on grade.

UTILITIES

ELECTRICITY

9: Municipal

GAS

10: Private propane tank.

WATER/SEWER

11: Private septic system.

UTILITIES

12: All utilities on

OTHER INFORMATION

PEOPLE PRESENT

13: seller

BUILDING OCCUPIED

14: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

15: Bjorn Nichols

INTRODUCTORY NOTES

IMPORTANT INFORMATION

16: [NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance. [NOTE] Line item numbers within report are for reference and identification purposes only. [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building. [NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons. [NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. [NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building. [NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, the qualified professionals in the appropriate trades should be consulted on these matters. [NOTE] We are not mold inspectors and do not inspect for any types or variations of mold, mildew etc toxic or non toxic. Any past or present water leakage or water damage leaving visual evidence (e.g. grey, black or any color staining, discolorations, or damp, musty odors) should be fully tested and evaluated by a Certified Mold Specialist. Conditional changes can occur to this property at any time after this inspection date. Therefore we recommend all buyers obtain a mold inspection by a Certified Mold inspector [NOTE] Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed. [NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you. [NOTE] Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition. [NOTE] The building's square footage and age provided to your inspection company by other parties in the transaction is used as a guide to determine the amount of time we need to allocate for our inspection and thus our fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction. Recommend obtaining insurance quotes on property before the close of this transaction.

17: [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

18: [NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes or additions that may have been made to the building.

19: [NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

20: [NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

FE 21: Sections of the building showed evidence of having been altered, remodeled, and/or added on to. We recommend confirming any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

FE 22: Buildings built before 1992 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners/Buyers Guide to Earthquake Safety & Environmental Hazards" pamphlet normally provided by your real estate agent.

23: [NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified professional in the appropriate trade should be consulted on these matters.

24: [NOTE] The low voltage systems, irrigation systems, solar systems, auxiliary structures, sheds, ponds, security cameras, fountains, and bridges, are not included as part of this inspection. No representations are made as to the present or future conditions. We recommend a full evaluation by an appropriate professional in the appropriate trade.

25: [NOTE] Repairs are evident, verification on the nature and extent of repairs performed and all warranties of work done are to be provided by the tradesperson(s) that performed the repairs.

ENVIRONMENTAL CONCERNS

26: We do not detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, chinese drywall, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if discovered during the inspection. We recommend having a mold inspection prior to close of contingencies by a mold specialist. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1 A. Items to be inspected: 1. Foundation system 2. Floor framing system 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing. 5. Wood separation from soil. 6. Insulation.} We recommend that all material defects discovered be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 1 B. The Inspector is not required to: 1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems. 2. Determine the composition or energy rating of insulation materials.

FOUNDATION AND SUPPORT COMPONENTS

101 FOUNDATION TYPE(S)

27: Concrete slab on grade.

102 EXTERIOR

28: The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

103 INTERIOR

29: The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

104 FOUNDATION

30: The visible foundation areas of the structure appeared functional.

UNDER-FLOOR VENTILATION

114 VENTILATION

31: Not applicable to this structure.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

117 ANCHORING & BRACING

32: A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade).

WOOD SEPARATION FROM SOIL

119 SEPARATION

33: The wood framing appeared to have adequate separation from the soil.

EXTERIOR

SECTION 2 A. Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows. 3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures, handrails and guardrails. 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 2 B. The Inspector is not required to: 1. Inspect door or window screens, shutters, awnings or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components

EXTERIOR INFORMATION

201 SITE GRADING

34: Flat site on a hill.

202 DRIVEWAY(S)

35: asphalt

204 WALKWAY(S)

36: Materials for walkways are: concrete pavers, concrete, wood, and brick.

205 STEP(S)/STAIR(S)

37: wood

206 MAIN ENTRY

38: concrete and brick

207 PATIO(S)

39: concrete and brick

208 PATIO COVER(S)

40: wood frame design

209 SITE DRAINAGE

41: Surface and underground drains.

210 SIDING/CLADDING(S)

42: stucco

212 EXTERIOR TRIM

43: wood and stucco

213 DOOR(S)

44: Wood, metal and vinyl and metal sliding doors are present.

214 WINDOW(S)

45: Materials for the windows are metal and vinyl dual thermal windows are present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING

FE 46: Due to the slope of the building site it is recommended that consideration be given to have an evaluation of site stability confirmed by a state licensed geotechnical engineer.

CR 47: There are areas where, adjustments (removal of top soil and/or vegetation) of the grading at the foundation is advised to help excess moisture flow away from the foundation.

CR 48: The addition of surface drains are recommended to collect and remove excess water via an underground drain line system to the street or appropriate location away from the foundation and structure.

217 DRIVEWAY(S)

CR 49: The asphalt driveway is weathered/damaged/deteriorated. Continued use without repairs may require replacement.



Deteriorated/Cracked Driveway Asphalt Needs Repair



Deteriorated/Cracked Driveway Asphalt Needs Repair

224 PATIO(S)

SC 50: There are cracks and heaving or settling of the patio(s). These conditions pose a trip hazard. We recommend correcting any trip hazard conditions. The brick to concrete transitions have offsets that are a trip hazard and need repair. The patio to balcony transitions are uplifted with damage and need evaluation and repair by a specialist and to improve site drainage to minimize soil movement and settling issues.



Patio Concrete Cracked & Offsets at Transition to Bricks is a Trip Hazard



Patio Offsets at Transition From Bricks to Concrete = Trip Hazards



Cracked Concrete Patio w/ Downspout Discharging at Cracked Concrete



Patio To Deck Transition Damaged/Uplifted Needs Evaluation & Repair

225 PATIO COVER(S)

CR 51: The patio cover is not structurally sound with loose post connections at the top and the base of the posts are in contact with the soils and need evaluation & repair by a general contractor. The posts are loose and have improper metal brackets installed that are not secure at the connection points and need repair by a general contractor along with any costs for your budgeting purposes prior to close of contingencies. Unpainted wood sections at the patio cover also need sanding, sealing, and repainting to protect the wood from further deterioration.



Loose Patio Cover Posts Not Secured Properly at Top



Loose Patio Cover Posts Not Secured Properly at Top



Patio Cover Support Posts Not Elevated Above Grade w/ Metal Brackets in Places Subject to Wood Rot



Patio Cover Posts in Contact w/ Soils Conducive to Wood Rot Damage Not Elevated



Patio Cover Not Fully Painted to Protect Wood From Damage



Patio Cover Needs Repainting & Repair



Patio Cover Beams Not Fully Supported at Post Connection Points

219 WALKWAY(S)

SC 52: Uneven sections in the walkway surface(s). This condition is a trip hazard.



Uneven Walkways w/ Offsets Are a Trip Hazard & Need Repair



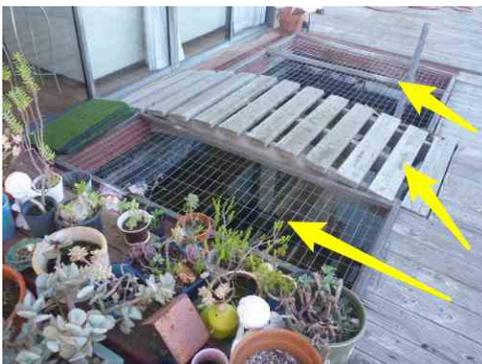
Uneven Walkways w/ Offsets Are a Trip Hazard & Need Repair



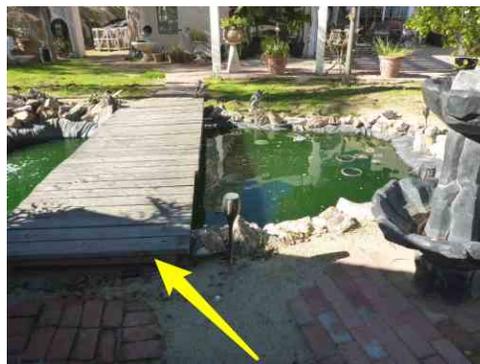
Uneven Brick Walkways Need Repair to Prevent Any Trip Hazards



Loose Uneven Concrete Pavers Are a Trip Hazard & Need Repair



Open Gaps at Abandoned Pond Is a Trip & Fall Hazard



Walkway Offsets Are a Trip & Fall Hazard & No Guardrails at Ponds

221 GUARDRAIL(S)

SC 53: There are no guardrails at the ponds or bridges over them and are not child safe.



No Guardrails at Ponds Not Child Safe



No Guardrails at Abandoned Pond Not Child Safe

223 MAIN ENTRY

54: The entry/porch appeared functional.

227 SITE DRAINAGE

55: [NOTE] An underground drainage system is installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be evaluated during adverse weather. We recommend all drains be cleared to their termination points prior to close of contingencies to confirm they are functional as this is outside the scope of the inspection. These should be tested annually as regular maintenance to control any excess water run off to be directed away from the building and foundation areas to the street or appropriate location as per local jurisdiction.

CR 56: Evidence of ponding water and poor drainage with areas at the front and side yards that need additional drainage added to control any excess water run off away from the structure and foundation areas to an appropriate location to prevent soil movement or water ponding up against the foundation areas.

The corrugated drain line terminates under the balcony deck and is draining on a support post for the balcony deck and needs to be extended further away from the post at the base to prevent water damage as this can cause settling of the support framework for the balcony deck. Have further evaluation by a grading and drainage specialist.



Front Side Lacks Drainage to Control Excess Water Run Off Away From Structure/Foundation



Corrugated Drain Line Under Balcony Deck Terminates Next to the Support Post & Needs To Be Extended Further Away

DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

230 BALCONY(S)

SC 57: The balcony deck is not structurally sound and needs further evaluation by a deck specialist for costs of replacement as it is not safe for access in its current condition. The deck framing is not secure or safe as posts are set on rocks, framing is sagging, guardrails are missing balusters with wide openings and posts are not secured and lack metal brackets for secure connections. Wood deck planks are loose with raised nails and are a trip hazard. Have further evaluation by a balcony deck specialist for costs of repair/replacement prior to close of contingencies.



Balcony Deck Not Structurally Sound. Over Spanned, Sagging, Not Secure/Safe



Balcony Deck Not Safe Not Secure Needs Replacement



Balcony Posts In Contact w/ Soils Not Secure w/ Sagging Framing



Balcony Deck Posts Set on Rocks Not Secured (Not Safe)



Balcony Deck Needs Replacing Not Secure Sags Etc.



Drain Lines Discharging at Balcony Deck Support Posts. Deck Not Safe

233 STEP(S)/STAIR(S)

SC 58: One or more of the stair steps are loose at the balcony deck and need to be level and secured.



Loose Wood Step to Balcony Needs Repair

234 GUARDRAIL(S)

SC 59: The balcony guardrails installed have wide spaces. We recommend additional measures be taken for child safety.



Balcony Rail w/ Wide Open Spaces Missing Balusters Not Safe



Balcony Guardrails Loose w/ Missing Wide Open Spaces Not Safe

CR 60: The balcony guard railings are not secure and/or not sturdy. We recommend the railings be reinforced or replaced in accordance with present standards.

CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

238 STUCCO CLADDING

FE 61: The stucco siding has past repairs. We recommend inquiring about the condition(s) documented. Check that the sprinklers are not spraying up against the house and patch and repair as necessary after redirecting them away from the structure.



Stucco Past Patching Repairs Check Sprinklers Aren't Spraying on Stucco



Stucco w/ Sprinkler Stains & Past Patching Repairs. Check Sprinklers Aren't Spraying Stucco

62: The stucco weep screed at the bottom of the stucco wall is installed to allow water/moisture absorbed by the stucco to follow the drain plane and drain/weep out and prevent damage to the framing or moisture entry into the interior.

FE 63: The stucco weep screed material along the bottom of the stucco siding needs 2" of clearance to concrete or 4" clearance to earth. Clear soils at the base and slope away at 1/4" per foot to drain away towards area drains to control any excess water run off away from the structure and perimeter foundation areas to an appropriate location as per local jurisdiction.



Clear Soils at Base of Stucco by 4" to Drain Properly

CR 64: The stucco has moisture stains. Some of the sprinkler heads are spraying on the exterior walls of the building. This conditions is conducive to moisture intrusion, damage and deterioration. Redirect sprinklers away as necessary and patch where needed.



Sprinkler Damage on Stucco Needs Patching Repair

247 FLASHING(S)

65: The visible areas of the flashings appeared functional.

248 EXTERIOR TRIM

FE 66: All of the exterior wood for trim, eaves, fascia, door jams etc. along with interior wood and framing need a thorough termite inspection prior to close of contingencies for costs and repairs.

250 FASCIA(S)

CR 67: The visible fascia materials appeared worn/weathered/aging and needs further evaluation by a termite specialist for any costs of repair.



Worn Fascia Boards Need Further Evaluation
by a Termite Specialist for Any Costs of
Repair

251 LANDSCAPING

CR 68: Trees are touching or over-hanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.



Keep Palms Trimmed Off Structure/Roof To
Prevent Damage & Pest Access

EXTERIOR DOORS AND WINDOWS

253 DOOR(S)

CR 69: Condensation/stains are visible between the exterior sliding glass door panes between the thermal glass panes. We recommend having all of the thermal doors and windows evaluated by an appropriate professional in the appropriate trade. This was noted for the sliding glass door in the living room. Check all glass panes for any failed hermetic seals and replace as necessary.



Fogged Sliding Glass Door Panes at Exterior
Doors Need Evaluation/Repair

CR 70: The exterior sliding glass doors are corroded at the base of the metal tracks and are difficult to open and others are stuck shut and need hardware service to open and close easily for egress. Some of the sliding glass door screens are missing and need replacement. Have further evaluation and repair by a door specialist.



Corroded Sliding Glass Door Frames/Tracks are Stuck or Hard to Open & Need Repair for Egress



Corroded Metal Sliding Glass Door Frames & Tracks Need Evaluation/Repair To Open Easily



Corroded Metal Sliding Glass Door Frames & Tracks Need Evaluation/Repair To Open Easily

254 WINDOW(S)

FE 71: Condensation/stains are visible between the glass panes in the thermal window(s). We recommend having all of the thermal doors and windows evaluated by an appropriate professional in the appropriate trade. This was noted for the dining room fixed window left of the sliding glass door.



Fogged Fixed Window Next to Sliding Glass Door in Dining Rm

OUTSIDE THE SCOPE OF THE INSPECTION

259 FOUNTAIN(S)

FE 72: These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

SC 73: Free-standing fountains pose a topple hazard if not mechanically connected/secured. The fountain was not operated. We recommend verifying that the fountain is mechanically connected/secured or be removed.

261 GAZEBO(S)

CR 74: The gazebo has damaged wood and is not structurally sound. Have further evaluation by a termite specialist for costs of repair or removal prior to close of contingencies.



Gazebo is Not Structurally Sound w Wood Damage & Needs Repair/Replacement



Loose Posts w/ Wood Rot Damage at Gazebo Not Structurally Sound



Roof Rot Damage at Gazebo Not Structurally Sound

75: Loose and/or deteriorated posts at the Gazebo Need Replacement. Moisture Damaged wood noted at the framing will need replacement as this is not stable.

262 POND(S) AND BODIES OF WATER

SC 76: These pond system(s) & bridges are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade. Any comments made are as a courtesy only. Ponds over 24" deep require the same access restrictions as a pool to keep restricted access to children. Fencing, door alarms, self closing gates to restrict child access to the pond areas are required just like a pool for any ponds over 24 inches deep. Add restrictions for child access to prevent an injury as this is a home owners responsibility.

The abandoned rear deck pond is a trip hazard and is covered with light metal rolled fencing material that will not support the weight of a child or person and needs repair as this is part of a walkway outside the sliding glass door. This needs repair to prevent a trip and fall hazard.



Ponds & Bridges Over 24" Deep Require Restricted Access to Children & Are Not Inspected



Abandoned Pond at Rear Deck Not Safe w/ Loose Fencing Over the Hole. Trip Hazard

ROOF COVERINGS

SECTION 3 A. Items to be inspected: 1. Covering 2. Drainage 3. Flashing 4. Penetrations 5. Skylights} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 3 B. The Inspector is not required to: 1. Walk on the roof surface if, in the opinion of the Inspector, there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage

ROOF INFORMATION

301 INSPECTION METHOD

77: The inspector walked on the roof and viewed the accessible roofing components.

302 ROOF COVERING(S)

78: fiberglass/asphalt composition shingles

303 ROOF LAYER(S)

79: 1 layer observed

304 ROOF DRAINAGE

80: metal rain gutters

ROOF COVERINGS

306 COMP. SHINGLES

81: The visible areas of the roof surface appeared functional. Periodic inspection and maintenance is recommended.

CR 82: The ridge cap shingle is damaged at one area noted in the report photo and needs repair to replace the torn shingle section. Have serviced by a roofer as regular maintenance to prevent any leaks.



Replace Torn Roof Shingle Near Ridge Cap
To Prevent Leaks

ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

CR 83: The rain gutters are loose from the building and need to be secured.



Loose Nails That Support the Rain Gutters
Need to be Secured Properly



Loose Nails That Support the Rain Gutters
Need to be Secured & Sloped Properly

318 DOWNSPOUT(S)

CR 84: The downspout(s) are loose from the building.



Loose Downspouts Not Secured & Need
Service to Be Secured & Extended Away
From House

CR 85: Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.



Extend Downspouts Away From Structure & Foundation Areas



Extend Downspout Away From Structure To Prevent Ponding at Foundation

FLASHINGS

320 FLASHING(S)

86: The visible flashings appeared functional.

PENETRATIONS

322 PENETRATION(S)

CR 87: The roof penetrations are not sealed at several locations. We recommend correcting the condition(s) using approved methods as noted for the old furnace vent pipe penetration that has moisture stains around the pipe in the attic space above the garage.



Abandoned Furnace Vent Pipe Penetration Needs Resealing



Check Old Furnace Vent Pipe Penetration Seal at the Roof Top & Seal Any Voids

323 FLUE PIPE(S)

88: The visible exhaust flue pipes and weather caps appeared functional.

ATTIC AND ROOF FRAMING

SECTION 4 A. Items to be inspected: 1. Framing 2. Ventilation 3. Insulation} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 4 B. The Inspector is not required to: 1. Inspect mechanical attic ventilation

systems or components 2. Determine the composition or energy rating of insulation materials

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)

89: Access to the attic areas are in the garage at the pull down ladder and upstairs at the primary bedroom closet ceiling hatch.

402 ROOF FRAMING

90: factory-built trusses

403 ROOF SHEATHING

91: plywood

404 INSULATION

92: Fiberglass batts are approximately 6" in thickness.

405 VENTILATION

93: Vent types: eave and gable vents are present for attic ventilation.

FRAMING AND SHEATHING

406 ROOF FRAMING

94: The visible areas of the roof framing appeared functional.

408 ROOF TRUSS(S)

95: The visible areas of the roof trusses appeared functional.

412 ROOF SHEATHING

FE 96: Moisture stains visible on the plywood sheathing around the roof penetrations. These moisture stains appear to be prior to the re roof and should be confirmed by the seller. Further evaluate the roof penetrations and reseal any penetrations as necessary.



Attic Moisture Stains Around the ABS Vent Penetrations Prior to Re Roof



Old Attic Moisture Stains Around ABS Vent Penetrations Prior to Re Roof



Attic Moisture Stains at Furnace Vent Pipe
Penetration Needs Resealing at Roof

ACCESS OPENING(S) AND ACCESSIBILITY

414 ATTIC ACCESS(S)

97: The attic space is restricted by framing, ducting and/or vaulted ceilings. The attic examination is limited to the accessible areas.

SC 98: The garage attic access ladder door assembly is not fire rated. The garage needs to be separated from the house attic area to maintain fire separation as this can void a fire insurance claim and needs service. Have further evaluation by a general contractor for repairs and to maintain access to the garage attic area to service the heat pump.

VENTILATION

416 VENTILATION

99: The visible attic ventilation appeared adequate.

100: Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by a variety of static or powered venting systems.

INSULATION

418 INSULATION

101: The visible attic insulation appeared functional.

PLUMBING

SECTION 5 A. Items to be inspected: 1. Water supply piping 2. Drain, waste and vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and functional drainage} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 5 B. The Inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drainstops, or evaluate backflow devices, waste ejectors, sump pumps or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determined if the fuel gas system is free of leaks 5. Inspect wells or water

treatment systems

PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE

102: copper piping where visible.

502 WATER SHUTOFF

103: The main water shutoff valve is located at the front of the building.



House Water Main Shut Off at Front Side Left of the Front Entry

503 WATER PIPING

104: copper piping where visible.

504 WASTE LINES

105: ABS black plastic piping where visible.

505 GAS SHUTOFF

106: The gas main shut off is located on top of the propane tank under the metal cover.



Propane Gas Shut Off at Top of Tank Under Metal Cover That Hinges Up



Propane Gas Main Shut Off at Top of Tank Under Metal Cover

WATER SUPPLY PIPING

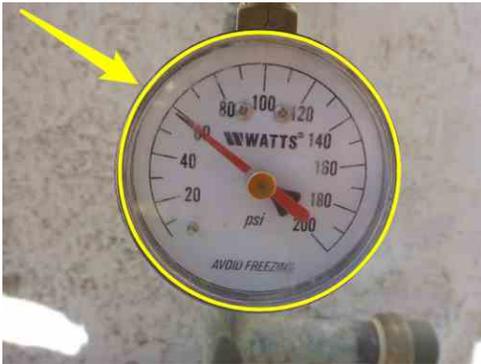
506 WATER SHUTOFF

107: The main water shutoff valve appeared functional, no leakage visible. We do not operate these devices.

507 WATER PIPING

108: The visible water supply piping appeared functional.

109: The pressure at an exterior hose faucet tested at 60 psi. which is in the acceptable range between 40-80 PSI and should be checked annually. A pressure regulator was not seen at the main valve and is not required if the pressure is in the acceptable range between 40-80 psi but is recommended to be installed if one does not exist in the system.



Water Pressure Was Good at 60 PSI during inspection. Check Annually

DRAIN, WASTE AND VENT PIPING

508 DRAINS

FE 110: Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend having a video camera test be performed on the drainage system prior to close of the transaction along with any costs of repair prior to close of contingencies.

CR 111: The downstairs guest suite bathroom sink drain is slow or blocked and needs the line cleared by a plumber.

The primary bathroom sink drain has been caulked at the basin for past leaks and needs resealing repair.



Downstairs Guest Suite Bath Sink Drain Slow & Needs Line Cleared



Primary Bathroom Sink Drain Caulked at Basin Needs Resealing Repair

509 WASTE PIPING

112: The visible waste piping appeared functional.

510 VENT PIPING

113: The visible areas of the vent pipes appeared functional.

FAUCETS AND FIXTURES

512 SINK FAUCET(S)

CR 114: The kitchen sink faucet has missing parts and the handle is loose and missing the set screw to secure it in place and needs service.



Kitchen Sink Faucet Missing Parts & Handle
Not Secured

CR 115: The downstairs half bath sink faucet is loose on the countertop and needs to be checked for leaks and be secured to the countertop by a plumber.

CR 116: Old style gate valves and plastic supply lines are present at the sinks and or toilets. I recommend updating older gate valves and plastic lines to newer style angle stop ball valves with stainless steel braided lines to prevent leaks by a plumber.



Old Style Corroded Gate Valves at Kitchen
Sink Recommend Upgrading w/ Angle Stop
Ball Valves & SS Braided Hoses



Old Style Corroded Gate Valves at Sinks &
Toilets



Bathroom Gate Valves Are Recommended to
Be Updated w/ Angle Stop Ball Valves

513 HOSE FAUCET(S)

117: The accessible hose faucets are functional.

514 SINK(S)

CR 118: Upper hall bathroom sink stopper mechanism is missing parts and needs repair service.



Upper Hall Bath Sink Stopper Missing Parts & Needs Service



Replace Missing Sink Stopper Parts as Needed

515 TOILET(S)

119: The toilet(s) functioned and are all low flush types at 1.6 gallons per flush or less to conserve water as required by today's standards of practice.

518 TUB(S)/SHOWER(S)

CR 120: The upstairs hall bathroom tub/shower faucet handle drips when the faucet is operated and needs service by a plumber. This condition is conducive to moisture intrusion and deterioration.



Upstairs Hall Bath Tub/Shower Valve Handle Leaks When On & Needs Service

121: The tub overflows are not tested and is outside the scope of this inspection. You may wish to have the sellers demonstrate these are functional prior to close of contingencies or have a second opinion by a plumber.

CR 122: The downstairs guest suite bathroom tub hot side valve handle is stiff to turn and needs service by a plumber.

519 WHIRLPOOL(S)

123: The whirlpool pump and jets are functional.

520 SHOWER(S)

CR 124: The downstairs guest suite shower has lower flow on the hot side and needs the scald protection adjusted for full flow rate as noted in the report photo.



Downstairs Guest Suite Bathroom Shower
Needs Scald Protection Adjusted for Better

521 ENCLOSURE(S)

CR 125: The primary bathroom shower door drags at the base and needs hardware service to close easily.



The Upstairs Primary Shower Glass Door
Drags at the Base & Needs Hardware Service

FE 126: The upstairs hall bath shower glass doors are missing and have been replaced with a shower curtain.



Upstairs Hall Bath Shower Glass Doors
Removed & Replaced w/ a Curtain

FUEL GAS PIPING

523 GAS SHUTOFF

127: The propane tank gas shut off valve appears functional and was not tested. Leased tanks are serviced by the provider with information listed on the tank for contact information.

524 GAS PIPING

CR 128: Areas of the visible gas piping are rusted/corroded by the propane tank as seen in the report photo. These should be kept sealed and need sanding and painting or to be replaced as necessary. Check with the company that leases the tank for service and repair as necessary.



Rusted Gas Line at Propane Tank Needs Service to Prevent Leaks



Pro-Flame Propane Tank Contact Info On Tank for Service

WATER HEATER

527 LOCATION(S)

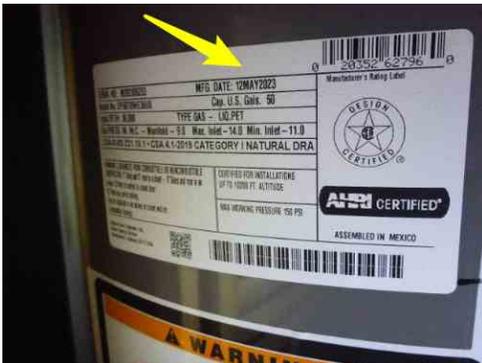
129: The water heater is located in the garage.

528 BRAND NAME(S)

130: Rheem

529 MANUFACTURE DATE

131: 2023 based on ID tag information.



Propane Water Heater From 2023 Based on ID Tag Info

530 SIZE / GALLONS

132: 50 gallon based on the ID tag information.

531 ENERGY TYPE(S)

133: Propane gas

532 UNIT NUMBER(S)

134: #1total water heater.

533 VENTING SYSTEM(S)

SC 135: The water heater flue vent pipe is not properly secured at connections above the water heater at the collar and needs to be secured as per manufactures specs. There is a second vent pipe that is connected via a T and is taped off and should be properly capped off as noted in the report photos.



Water Heater Vent Pipe is Loose Not Fastened at Collar Vent Pipe Connection



Vent Pipe Tied Into Vent for Water Heater Taped Off & Needs to be Capped Off Properly

534 SUPPLY PIPING

CR 136: The shutoff valve and visible water supply connectors appeared functional, they are not insulated. We recommend insulating the exposed water piping to minimize heat loss.

535 "T & P" VALVE(S)

137: A temperature & pressure relief valve and discharge line are installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

536 TANK(S)

138: The water heater tank appeared functional. Service water heaters as per manufactures specifications as regular maintenance.

537 SEISMIC BRACING

139: The water heater is double strapped and stabilized/blocked to resist movement.

538 COMBUSTION AIR

140: A combustion air supply for the water heater is present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

539 ENERGY SUPPLY(S)

SC 141: There is no sediment trap/drip leg in the gas line as required by the water heater manufacturer and should be installed as per specifications. This can void a home warranty if not installed as per manufactures specs and needs service.



No Sediment Trap on Gas Line to Water Heater As Per Manufactures Specs

540 CONTROL(S)

142: The temperature control is set in the "normal range" and the water at the faucets is warm/hot.

541 ELEVATION(S)

143: The water heater ignition source/pilot light is elevated 18" inches or more above the floor.

543 COMMENTS

CR 144: The drain line in the drain pan under the water heater does not extend to the exterior and is recommended to be installed to prevent water damage at the interior.



Water Heater Drain Pan Discharge Line Not Extended to Exterior

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

544 FUNCTIONAL FLOW

145: A number of fixtures were operated simultaneously with a functional water flow.

545 FUNCTIONAL DRAINAGE

146: During the limited testing of your drainage system today the drains operated, with slow drain lines at the guest suite bathroom sink that need the line cleared. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction.

CROSS-CONNECTIONS

547 CROSS-CONNECTIONS

147: There are no visible cross-connections between the potable and non-potable water at the fixtures or faucets.

ELECTRICAL

SECTION 6 A. Items to be inspected : 1. Service equipment. 2. Electrical panels. 3. Circuit wiring. 4. Switches, receptacle outlets and lighting fixtures.} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 6 B. The Inspector is not required to: 1. Operate circuit breakers or circuit interrupters. 2. Remove cover plates. 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components

ELECTRICAL SERVICE INFORMATION

601 SERVICE TYPE

148: Overhead.

602 MAIN PANEL

149: Located at the left side of the building.



Main Electrical Panel at Left Side Yard on the Exterior Wall

603 SERVICE RATING

150: 120/240 volt system, rated at 200 Amperes.

604 SERVICE WIRING

151: copper

605 CIRCUIT WIRING

152: copper

606 DISCONNECT TYPE

153: Circuit breakers

SERVICE EQUIPMENT

607 SERVICE WIRING

154: The overhead service wires and weatherhead appeared to be functional.

608 CAPACITY

155: The electrical system capacity appeared adequate for the structure.

GROUNDING AND BONDING

610 GROUND TYPE(S)

156: The grounding connection is not visible.

611 GROUNDING

FE 157: The grounding connection(s) are not visible/located. Have grounding location verified as this was not seen at the water main or water heater and should be demonstrated.

612 BONDING

FE 158: The bonding connection(s) are not visible/located and should be verified and demonstrated by the sellers once located.

DISTRIBUTION PANELS

613 MAIN PANEL

CR 159: A number of breakers are not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



Main Electrical Panel Circuit Breakers Not Labeled

614 WORKMANSHIP

160: The wiring within the panel appeared functional.

SUBPANEL

615 LOCATION

FE 161: The electrical sub panels are located in the garage and one in the guest bedroom closet. The guest bedroom closet sub panel was not accessible to inspect as per the seller and needs further evaluation prior to close of contingencies.



Garage Sub Panel w/ Missing Knockout Inserts & Open Voids & Partial Labels



Garage Electrical Sub Panel Challenger Rated for 200amps

616 PANEL RATING

162: 120/240 volt, rated at 200 Amperes.

617 DISCONNECT TYPE

163: Circuit breakers

618 ELECTRIC PANEL

CR 164: The cover hinges are bent/loose at the top of the garage sub panel and need repair to keep the front cover secure at the top as noted for the top right hinge and needs service repair.



Loose Hinge at Front Panel Cover For Garage Sub Panel Needs Securing

CR 165: A number of breakers are not properly labeled at the garage sub panel. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



Partial Labels At Some Panel Only. Relabel All Circuit Breakers

SC 166: There are at least 5 missing twist-outs/unused breaker slots in the garage sub panel. This condition is a safety hazard and needs plastic inserts installed to prevent any shock hazards.



At Least 5 Missing Knockouts Need Plastic Inserts Installed at Garage Sub Panel

SC 167: The garage sup panel cover screws are the improper/pointed type. The sharp pointed screws can penetrate the wiring posing a safety hazard and need to be replace with blunt ended machine screws as per manufactures specs.



Wrong Type of Pointed Screw at Garage Sub Panel Front Cover

619 WORKMANSHIP

SC 168: Circuit wires/cables are missing strain relief clamps/devices where the wires enter the garage sub panel and needs repair by an electrician.



No Strain Relief Clamp at Garage Sub Panel
Where Wires Enter at Base

SC 169: The neutral wires and the grounding wires are connected to the same busbar. This is an improper wiring arrangement in a sub panel and needs evaluation and repair by an electrician.



Grounds & Neutral Wires Not Separated at
Garage Sub Panel Bus Bar

WIRING TYPES AND METHODS

621 WIRING TYPE(S)

170: copper

622 CIRCUIT WIRING

SC 171: Improper wiring in the following locations: garage has loose exposed wires around the sub panel that need to be encased in conduit to protect the wires from physical damage and to be properly supported. Wires are exposed on the garage wall by the sub panel and below the sub panel coming out of the wall and need to be protected in conduit by an electrician.

The kitchen cabinet has open spliced wires that lack conduit and a junction box and need service as noted in the report photos. The kitchen pantry light is also improperly wired and has exposed wiring that needs repair. Have further evaluation and repair by an electrician along with any costs of repair prior to close of contingencies.



Exposed Loose Wiring Below Garage Sub Panel Needs Repair/Conduit



Exposed Garage Wiring Not Encased in Conduit Needs Repair



Loose Exposed Wires In Kitchen Cabinet Lack Conduit & Need Service



Kitchen Cabinet w/ Loose Dishwasher Wires Spliced Outside of a Junction Box & No Conduit= Fire Hazard



Kitchen Pantry Light Improperly Wired & Needs Service

SC 172: The exposed wiring within six feet of the garage attic access opening is not protected from damage and needs service. There are exposed wires in the garage attic that are not properly terminated in a junction box and need service as this is a fire hazard as noted in the report photo.

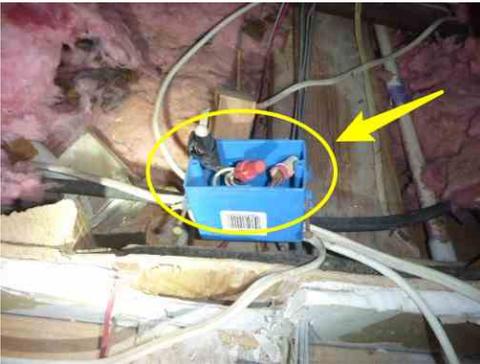


Exposed Wires w/in 6' of Attic Access Need to be Cleared.



Garage Attic Wiring Not Properly Terminated in a Junction Box = Fire Hazard

SC 173: Open junction boxes with exposed wire connections were noted in the garage attic area and need covers installed as this is a fire hazard.



Garage Attic w/ Open Junction Boxes That Need Cover Plates Installed To Prevent a Fire Hazard

SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

624 DOOR BELL

174: The door bell functions when the button is operated but rings to a phone and should be demonstrated by the sellers. The interior bell did not make noise but can be configured in the settings of the Ring door bell system. Ask the seller to demonstrate this for you.

625 SWITCHES

CR 175: The dining room 3-way switched lighting circuit failed to function as designed and needs service. Currently you have to turn on one wall switch prior to the other for the light to come on and needs service to be wired properly.

SC 176: Switch covers are damaged/missing at the following locations: living room and needs a cover plate installed.



Switch Cover Plate Missing at Living Room
Needs Installation.

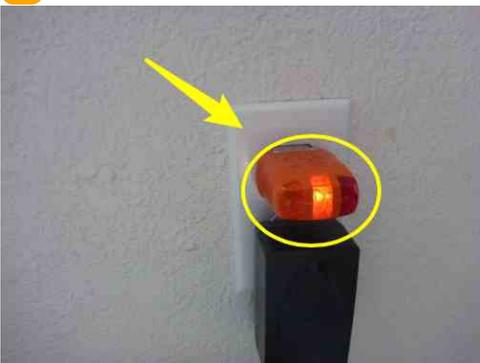
627 GROUNDED RECEPTACLE(S)

CR 177: There were loose receptacles that need to be secured to the wall as noted in living area left of the fireplace.



Loose Outlets Need to be Secured Left of the
Living Rm Fireplace

CR 178: The downstairs bedroom has open ground connections at the outlet and needs service.



Ungrounded Outlet at Downstairs Bedroom
Need Service

CR 179: Receptacle cover plates are missing as noted at the garage ceiling and need to be installed where necessary.



Garage Ceiling Outlet Missing Cover Plate & Needs Installation

628 LUMINARIES [LIGHT(S)/FIXTURE(S)]

FE 180: The lights are functional but some are missing lens covers and others need bulbs replaced to confirm they are all functional. Have serviced and retest to confirm these are all functional. Install lens covers where missing on light fixtures as noted in the upstairs primary bathroom.



Missing Lens Cover at Primary Bathroom Light

629 PADDLE FAN(S) [CEILING FAN(S)]

181: The luminaries [light(s)] and paddle fan(s) [ceiling fan(s)] are functional.

630 GFCI DEVICE(S)

SC 182: GFCI protection devices are located in the following areas: Bathrooms, Exterior, Kitchen, and garage. The kitchen GFCI outlet is not resetting and needs service as it ties to other outlet in the kitchen which should all be GFCI protected. Today's standards of practice require GFCI (ground fault circuit interrupter) protection at the laundry outlets, all exterior outlets, all kitchen outlets, bathrooms and near any water source outlets and these areas are recommended to be upgraded if they are not already as a safety upgrade.



Kitchen GFCI Protected Outlet Not Resetting
& Needs Service

HEATING AND COOLING SYSTEMS

SECTION 7 A. Items to be inspected : 1. Heating equipment. 2. Central cooling equipment. 3. Energy source connections. 4. Combustion air and exhaust vent systems. 5. Condensate drainage. 6. Conditioned air distribution systems .} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 7 B. The Inspector is not required to: 1. Inspect heat exchangers or electrical heating elements. 2. Inspect non-central air conditioning units or evaporative coolers. 3. Inspect radiant, solar, hydronic or geothermal systems or components. 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system. 5. Inspect electronic air filtering or humidity control systems or components.

HEATING SYSTEM

701 LOCATION(S)

183: The heating unit is located in the attic above the garage and is an electric heat pump unit.

702 BRAND

184: Alumacoil Manufacturing Co. for the brand name of the electric heat pump in the garage attic.

703 MANUFACTURE DATE

185: 2017 based on the ID tag information for the age of the electric heat pump in the garage attic.



Garage Attic Heat Pump Manufactures Tag Information



Garage Attic Heat Pump Manufactures Tag Information

704 TYPE & FUEL

186: [Heat Pump] An air condition system, that when operated in reverse generates heat.

706 FILTER TYPE(S)

187: There is no filter installed.

707 SUPPLY PLENUM(S)

188: The supply air plenum appeared functional.

708 HEATING UNIT(S)

189: The heat pump functioned during the inspection when called on for heat.



Heat Pump Was Functional at Time of the Inspection

711 BLOWER / FILTER(S)

CR 190: There is no air filter installed in the return air path of the furnace. This condition allows dirt and debris to be drawn up into the system which in turn lowers the systems efficiency. We recommend having the system cleaned and serviced by an appropriate professional in the appropriate trade.



No Furnace Filter at the Hallway Filter Grill Cover & Needs Installation

712 RETURN PLENUM(S)

191: The return air ducting appeared functional.

715 THERMOSTAT(S)

192: The thermostat was operated and the system responded.

AIR CONDITIONING SYSTEM

717 LOCATION(S)

193: The unit is located at the rear of the building.



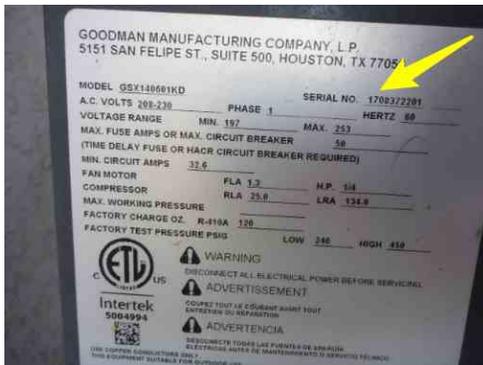
AC Condensing Unt at Rear Deck

718 BRAND

194: Goodman

719 MANUFACTURE DATE

195: 2017 based on ID tag information.



Goodman AC Condensing Unit at Rear Deck

720 SYSTEM TYPE(S)

196: "Split system heat pump" an air conditioning system, that generates heat when operated in reverse, that has the condensing unit and evaporator coils at different locations.

721 APPROX. SIZE(S)

197: 5 ton based on the ID tag information.

723 CONDENSING UNIT(S)

CR 198: The AC condensing unit is functional and the blades spin but did not cool down adequately. The AC condensing unit is set on loose wood rails and needs to be leveled and be properly secured at the base.



AC Condensing Unit On Loose Wood Rails & Needs to be Leveled & Secured at the Base

CR 199: The insulation on the AC condensing units coolant lines is damaged/deteriorated/missing by the AC condensing unit.



Worn Insulation on AC Condensing Unit
Needs Repair & Cover For Mice

724 SYSTEM CONDITION(S)

CR 200: The AC temperature differential between the supply and return air grills is less than 18 degrees and is not functioning properly and needs further evaluation by an HVAC specialist for any costs of repair prior to close of contingencies.



AC Unit Not Cooling During Inspection &
Needs Evaluation For Costs of Repair



Ambient Air Temperature at 68.7 Degrees &
System Not Cooling Properly

725 THERMOSTAT(S)

201: The thermostat was operated and the AC condensing unit responded and came on but did not cool down the room temperature.

ENERGY SOURCE CONNECTIONS

727 HEATING EQUIPMENT

202: The electrical connection(s) appeared functional.

728 CENTRAL COOLING EQUIPMENT

CR 203: An electrical disconnect is present, in sight of and providing power to the condensing unit. The AC service disconnect has an open hole at the left side knock out that is missing and needs a plastic insert installed to keep it sealed from animals.



Install Plastic Insert Cover at AC Disconnect
Hole on Rear Balcony Deck

CONDENSATE DRAINAGE

730 CONDENSATE DRAIN(S)

204: The visible areas of the condensate drain line(s) appeared functional.

CONDITIONED AIR DISTRIBUTION SYSTEMS

732 DUCT TYPE(S)

205: Plastic covered and insulated flexible ducting.

733 DUCT CONDITIONS

CR 206: The outer plastic covering on the conditioned air ducts is deteriorated. These need repair or replacement by an HVAC specialist.



Attic Ducts w/ UV Damaged Outer Plastic
Cover Need Repair/Replacement



Attic Ducts w/ UV Damaged Outer Plastic
Cover Need Repair/Replacement



Attic Ducts w/ UV Damaged Outer Plastic
Cover Need Repair/Replacement

734 REGISTER(S) & GRILL(S)

207: There is air movement from the air register(s)/grill(s).

FIREPLACES & CHIMNEYS

SECTION 8 A. Items to be inspected: 1. Chimney exterior. 2. Spark arrestor. 3. Firebox. 4. Damper. 5. Hearth extension.} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade} SECTION 8 B. The Inspector is not required to: 1. Inspect chimney interiors. 2. Inspect fireplace inserts, seals and gaskets. 3. Operate any fireplace or determine if the fireplace can be safely used

FIREPLACES/CHIMNEYS

801 LOCATION(S)

208: Locations: living room and family room

802 UNIT TYPE(S)

209: manufactured 0-clearance fireplace

803 FUEL TYPE(S)

210: Fuels: both fireplaces have gas log starters installed.

804 CHIMNEY(S)

211: stucco chimney with a metal flue.

805 CHIMNEY(S)

CR 212: Evidence of ponding water on the chimney metal cap for the right side chimney at the living room. These condition(s) are conducive to moisture intrusion and deterioration. The metal chimney cap should be properly sloped to shed water and prevent ponding that can cause rust and leaks. Reseal the nail heads at the top of the metal cap to prevent water intrusion below as well. Have serviced by a chimney specialist.



Rusted/Sunken Metal Chimney Cap Needs Proper Slope to Drain



Reseal Chimney Cap Nail Heads To Prevent Water Intrusion Below

806 SPARK ARRESTOR(S)

213: There is a spark arrester installed.

807 FIREBOX(S)

214: The fireplace and visible areas of the flue appeared functional.

RU 215: There are no glass doors present at the living room fireplace. We recommend adding doors as an energy upgrade.



Living Room Fireplace Missing Glass Doors

808 DAMPERS/FLUE(S)

SC 216: The visible area of the flue is dirty. We recommend the flue and related components be cleaned by an appropriate professional in the appropriate trade.



Dirty Fireplace Flues Need Chimneys Cleaned
by Specialist

809 HEARTH EXTENSION(S)

217: The hearth extension appeared functional.

811 COMMENTS

FE 218: We recommend an inspection by a qualified fireplace professional prior to the close of this transaction. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

219: Fireplaces are not lit and should be demonstrated by the sellers prior to close of contingencies to confirm they are functional.

BUILDING INTERIOR

SECTION 9 A. Items to be inspected: 1. Walls, ceilings and floors. 2. Doors and windows. 3. Stairways, handrails and guardrails. 4. Permanently installed cabinets. 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers and food waste [disposers] disposals. 6. Absence of smoke alarms and carbon monoxide alarms. 7. Vehicle doors and openers.} We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies. [SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade SECTION 9 B. The Inspector is not required to: 1. Inspect window, door or floor coverings. 2. Determine whether a building is secure from unauthorized entry. 3. Operate test or determine the type of smoke or carbon monoxide alarms or vehicle door safety devices. 4. Use a ladder to inspect systems or components.

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED

220: All

902 WALL(S)/CEILING(S)

221: drywall

903 FLOOR(S)

222: carpet, tile, wood and vinyl.

905 SMOKE ALARM(S)

223: Smoke alarms are located at the hallways and bedrooms.

906 COMMENTS

224: Smoke alarms have a life expectancy of 10 years and I recommend replacing any older units with the newer photo electric type sensors with a 10 year battery rating to be installed as per the manufactures specifications.

INTERIOR ROOMS

907 WALL(S)/CEILING(S)

FE 225: Past repairs are visible on the wall(s)/ceiling as noted for the laundry room at the ceiling. This area was dry when tested with a moisture meter. Ask the sellers for any repair paperwork for your knowledge of what happened and that any leaks were repaired as necessary.



Ask Sellers About Ceiling Patch at Laundry Rm & Repair Paperwork



Laundry Room Ceiling Patch Dry w/ Moisture Meter Test at Inspection



Laundry Room Ceiling Patch Dry w/ Moisture Meter Test at Inspection

FE 226: Moisture stains are visible on the wall(s)/ceiling at the garage that appear to be prior to the re roof and should be confirmed by the sellers as having all been repaired for any past leaks. This area was dry at the time of the inspection.



Garage Moisture Stains on the Walls Appear Prior to Re Roof Dry During Inspection

908 CLOSET(S)

227: The closet(s) are functional.

909 CARPET FLOORING

FE 228: The floor squeaked when walked on at the upstairs hall bathroom and hall area. Check the subfloor is secured to the floor joist and repair as necessary.

910 TILE FLOORING

229: The visible areas of the tile floor appeared functional.

911 VINYL FLOORING

230: The visible areas of the vinyl floor appeared functional.

912 WOOD FLOORING

CR 231: The wood flooring is worn at the surface and needs refinishing in areas as noted by the sliding glass door areas where moisture is more prevalent coming in and out of the house.



Worn Wood Floors Need Refinishing to Protect the Wood From Further Deterioration

915 INTERIOR DOOR(S)

232: The door(s) are functional.

916 EXTERIOR DOOR(S)

233: The door(s) are functional and there are visible safety glass markings on the glass pane(s).

917 WINDOW(S)

234: The accessible windows(s) are functional and there are visible safety glass markings on the glass at the required locations.

919 VENTILATION

SC 235: The bathroom exhaust fan ventilation components failed to function at the downstairs guest suite bathroom and needs to have the cover removed to see if this is unplugged and still functions on the wall switch or not. Service as necessary as bathrooms need exhaust fans to vent to the exterior or windows to operate to keep moisture from building up. The primary bathroom exhaust fan is functional but loud and needs to be lubricated or replaced to function properly.

921 SAFETY GLAZING

236: There are visible safety glass markings on the glass pane(s) at the locations subject to human impact.

923 STAIRWELL(S)

237: The stairs are functional.

924 HANDRAIL(S)

SC 238: The stair handrail(s) are not properly secured and needs service for the top handrail bracket as noted in the report photo.



Stair Handrail Loose at Top Bracket Needs Service

925 GUARDRAIL(S)

239: The guard rails are functional.

927 CABINET(S)

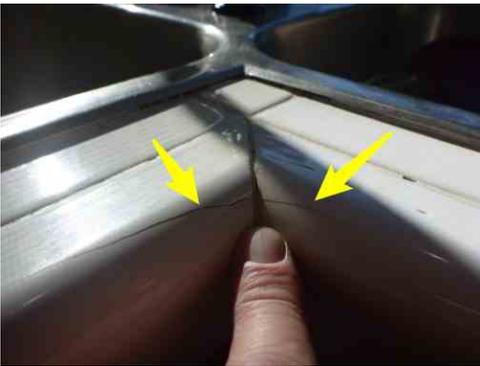
240: Cabinet Doors are missing at the upstairs hall bathroom.



Upstairs Hall Bathroom Cabinet Doors Missing

928 COUNTERTOP(S)

CR 241: Kitchen has cracked countertop tiles that need repair by a tile specialist as noted in the report photo.



Cracked Kitchen Countertop Tiles by the Sink
Need Repair

KITCHEN APPLIANCE & COMPONENT INFORMATION

930 COOKTOP(S)

242: An electric cooktop/range

932 OVEN(S)

243: Electric oven

933 DISHWASHER(S)

244: 1 present

934 DISPOSAL(S)

245: present

938 INSTA-HOT(S)

246: Present

939 REFRIGERATOR(S)

247: Present

KITCHEN APPLIANCE & COMPONENT CONDITION

944 COOKTOP(S)

248: The cooktop/range burners functioned but is older and nearing its life expectancy.

946 OVEN(S)

249: The oven functioned

947 DISHWASHER(S)

SC 250: The dishwasher is not connected at the drain line and is plugged with a cap at the flexible drain hose and lacks the proper air gap as per manufactures specs. Unit is missing the required air gap device which should be installed on a new dishwasher as per manufactures specs.

251: The dishwasher was not tested as the drain line is capped off and not connected, the electrical supply wiring has an open splice, and the unit is past its life expectancy and needs to be replaced.

948 GARBAGE DISPOSAL(S)

252: The garbage disposal(s) functioned.

951 INSTA-HOT(S)

CR 253: The unit is disconnected because its not functional and needs to be removed or be replaced.

952 REFRIGERATOR(S)

FE 254: These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional regarding the operation and maintenance of this system.

SMOKE ALARMS

959 SMOKE ALARM(S)

255: Testing of smoke alarms is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

960 CARBON MONOXIDE ALARM(S)

SC 256: There was no visible CO (Carbon Monoxide) alarm in the home besides the downstairs guest bedroom and need to be installed on each level outside of the bedrooms in the hallways or as per manufactures specs. California law requires that all existing dwelling units and sleeping units which have fuel-burning appliances installed within and dwelling units that have an attached garage be equipped with an approved carbon monoxide alarm on each level outside the bedrooms. Carbon monoxide alarms should be installed per manufacturers installation instructions.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

960 WASHER SERVICE

257: The laundry area is present on the main level.

961 DRYER SERVICE

258: The dryer hookup is provided for a gas unit only.

962 DRYER VENT(S)

259: Present

LAUNDRY COMPONENT & EQUIPMENT CONDITION

963 WASHER SERVICE

260: The laundry faucets appear functional, with no visible leaks, a machine is connected. We do not operate the faucets nor operate the machines which should be demonstrated by the sellers prior to close of contingencies to confirm they are functional.

RU 261: I recommend updating the rubber supply hoses to the washer with stainless steel braided lines to prevent leaks as the rubber can become old and brittle and crack over time.

964 DRYER SERVICE

262: The dryer hookup is provided for a propane gas unit only.

965 DRYER VENT(S)

FE 263: Dryer venting is provided and needs to terminate at the exterior. The dryer vent needs to be cleaned prior to use and as regular maintenance to avoid any lint build up which is a fire hazard.

GARAGE COMPONENT & EQUIPMENT INFORMATION

967 TYPE & LOCATION(S)

265: attached

266: two car

968 VENTILATION

267: Vent types: roof vents

969 GARAGE DOOR(S)

268: metal sectional

GARAGE COMPONENT & EQUIPMENT CONDITION

970 VENTILATION

269: The vents appeared functional.

971 GARAGE FLOOR(S)

FE 270: The floor is not fully visible, due to stored items. We recommend checking these areas after the stored items are removed.



Garage Too Full of Personal Items To See Much or the Floor

972 GARAGE DOOR(S)

271: The garage automatic door was operated and appeared functional.

973 DOOR OPENER(S)

272: The automatic garage door opener(s) are operational and the automatic reversing system(s) functioned.

974 FIRE SEPARATION WALL(S)

SC 273: There are holes in the fire-resistive wall(s) between the garage and living space. The firewall needs to separate the attic from the garage with a fire rated assembly or to drywall this area off and have a separate interior access to the heat pump unit at the interior. Have serviced as necessary as this can void a fire insurance claim.



Holes in Garage Firewall Need Repair to Maintain Fire Separation



Holes in Garage Firewall Need Repair to Maintain Fire Separation Between Attic/Garage

975 FIRE SEPARATION DOOR(S)

SC 274: The garage interior door is not of a fire-resistant type and needs to be replaced. The present standards call for the door between the garage and living space to be a fire-resistant door and be self-closing & latching.

SC 275: The garage fire-resistant door automatic closing-device is damaged/defective/missing. The fire-resistant door did not close and latch shut by itself. This can void a fire insurance claim and needs to be replaced with a rated fire door that self closes and self latches shut.



Garage Firewall Door Not Rated for Firewall &
Not Self Closing Self Latching Shut

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Residential Standards of Practice - Four or Fewer Units

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems and components*, or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
 1. Foundation *system*
 2. Floor framing *system*
 3. Under-floor ventilation
 4. Foundation anchoring and cripple wall bracing
 5. Wood separation from soil
 6. Insulation
- B. The *Inspector* is not required to:
 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 2. Determine the composition or energy rating of insulation materials.

SECTION 2 - Exterior

- A. Items to be *inspected*:
 1. Surface grade directly adjacent to the *buildings*
 2. Doors and windows
 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
 4. Wall cladding and trim
 5. Portions of walkways and driveways that are adjacent to the *buildings*
 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
 1. *Inspect* door or window screens, shutters, awnings, or security bars
 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
 3. Use a ladder to *inspect systems or components*
 4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
 5. Test or *operate* any drowning prevention feature.

SECTION 3 - Roof Covering

- A. Items to be *inspected*:
 1. Covering
 2. Drainage
 3. Flashings
 4. Penetrations
 5. Skylights
- B. The *Inspector* is not required to:
 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*

2. Warrant or certify that roof *systems, coverings, or components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be *inspected*:
 1. Framing
 2. Ventilation
 3. Insulation
- B. The *Inspector* is not required to:
 1. *Inspect* mechanical attic ventilation *systems or components*
 2. *Determine* the composition or energy rating of insulation materials

SECTION 5 - Plumbing

- A. Items to be *inspected*:
 1. Water supply piping
 2. Drain, waste, and vent piping
 3. Faucets, toilets, sinks, tubs, showers
 4. Fuel gas piping
 5. Water heaters
- B. The *Inspector* is not required to:
 1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems or components*
 3. *Inspect* whirlpool baths, steam showers, or sauna *systems or components*
 4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
 5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

- A. Items to be *inspected*:
 1. Service equipment
 2. Electrical panels
 3. Circuit wiring
 4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
 1. Operate circuit breakers or circuit interrupters
 2. Remove cover plates
 3. *Inspect* de-icing *systems* or *components*
 4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

SECTION 7 - Heating and Cooling

- A. Items to be *inspected*:
 1. Heating equipment
 2. Central cooling equipment
 3. Energy source and connections
 4. Combustion air and exhaust vent *systems*
 5. Condensate drainage
 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
 1. *Inspect* heat exchangers or electric heating elements
 2. *Inspect* non-central air conditioning units or evaporative coolers
 3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
 4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
 5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 - Building Interior

- A. Items to be *inspected*:
 1. Walls, ceilings, and floors
 2. Doors and windows
 3. Stairways, handrails, and guardrails
 4. *Permanently installed* cabinets
 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
 6. Absence of smoke and carbon monoxide alarms
 7. Vehicle doors and openers
- B. The *Inspector* is not required to:
 1. *Inspect* window, door, or floor coverings
 2. *Determine* whether a building is secure from unauthorized entry
 3. Operate, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
 4. Use a ladder to *inspect systems* or *components*

SECTION 9 - Fireplaces and Chimneys

- A. Items to be *inspected*:
 1. Chimney exterior
 2. Spark arrestor
 3. Firebox
 4. Damper
 5. Hearth extension
- B. The *Inspector* is not required to:
 1. *Inspect* chimney interiors
 2. *Inspect* fireplace inserts, seals, or gaskets
 3. Operate any fireplace or *determine* if a fireplace can be safely used

Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home *inspection*:
1. *Systems* or *components* of a *building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
 2. Site improvements or amenities, including, but not limited to: accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
 3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
 4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
 6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
 7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
 10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
 11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
 12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing or interpreting information or reports from any third-party, including but not limited to: permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
 16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
 18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
 19. Elevators, lifts, and dumbwaiters
 20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 21. *Operating* shutoff valves or shutting down any *system* or *component*

22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

- B. The *Inspector* may, at his or her discretion:
1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
 2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a home inspection

Device: A component designed to perform a particular task or function

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

Inspect: Refer to Part I, 'Definition and Scope', Paragraph A

Inspector: One who performs a home inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an *Inspector* has agreed to inspect

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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