

THE REAL ESTATE
INSPECTION COMPANY

THE REAL ESTATE INSPECTION COMPANY

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HOME INSPECTION

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02/10/2026



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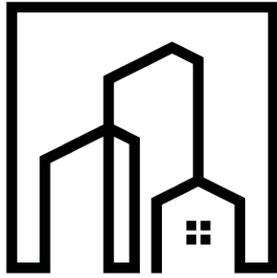
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**THE REAL ESTATE
INSPECTION COMPANY**
INTERNACHI® CERTIFIED

SCOPE OF WORK - HOME INSPECTION REPORT

IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards Of Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the [Standards of Practice of InterNACHI](#). This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls or under floor coverings, or which have been concealed from view by painting, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement, which are listed on our website at www.sdinspect.com. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on site for a few hours and will not comment on insignificant deficiencies, but will confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability, or safety of the structure.

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems that exist. Since home inspections are non-destructive, the home inspector can only report on the

evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminant, radon, asbestos, lead, drug residue, or other sampling unless otherwise agreed to. Mold testing services are available from this company and other companies for an additional fee. DO NOT RELY ON THIS REPORT FOR THE IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS THE CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and be not forced or modified to work. Those components or systems that are found not to work at the time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

- The client should obtain estimates for any items noted in the report that require further evaluation or repair.
- The inspector cannot know what expense would be considered significant by the client, as everyone's budget is different.
- It is the client's responsibility to obtain quotations prior to the end of the contingency period.
- THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.
- It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

HOW TO READ THIS REPORT

The inspection report has **INFORMATION** tabs, items listed in the information tabs are:

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

This inspection report has **LIMITATIONS** tabs, click the limitations tabs to read items not inspected, not present, or other limitations:

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

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

This inspection report has **STANDARDS** tabs. The standards tab describes what is and is not included in this inspection. Please read.

INSPECTION DEFECT CATEGORIES

Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

Recommendations/Safety - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

Action Item Repair - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

- Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.
- If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but to all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

A word about Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components

and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of a roofer service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

SUMMARY

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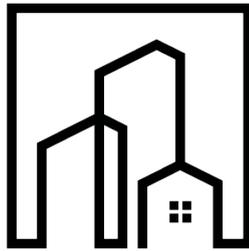
ITEMS INSPECTED

36

MAINTENANCE ITEM

34

RECOMMENDATION OR
SAFETY UPGRADE



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This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

- 🔧 2.2.1 BUILT-IN APPLIANCES - DISHWASHER: Kick Plate Missing/Loose
- ⊖ 2.3.1 BUILT-IN APPLIANCES - RANGES/COOKTOP: Gas Burner Inoperable
- 🔧 2.6.1 BUILT-IN APPLIANCES - MICROWAVE COOKING EQUIPMENT (Built-in): Microwave - Rust/Detroration
- ⊖ 2.7.1 BUILT-IN APPLIANCES - WALL OVEN: Wall Ovens - Inoperable
- 🔧 3.3.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Aerators-Corroded/Clogged
- 🔧 3.3.2 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Aerator - Missing
- ⊖ 3.3.3 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Shower Head - Leaks from Connection
- 🔧 3.3.4 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Toilet - Tank Loose on Bowl

- 🔧 3.3.5 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub - Chipped Enamel
- ⊖ 3.3.6 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub Diverters - Defective
- ⊖ 3.5.1 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Loose Pipe in Wall
- ⊖ 3.5.2 PLUMBING SYSTEM - WATER SUPPLY AND DISTRIBUTION SYSTEM: Hot Water TIME
- ⊖ 3.7.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Old WH - 10+ years old
- ⊖ 3.7.2 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: TEMPERATURE - High
- 🔧 3.7.3 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: No Discharge@Leak Pan
- ⊖
- 3.9.1 PLUMBING SYSTEM - WATER HEATER STRAPPING, BRACING AND PLATFORM: Seismic Strapping - Over 50 Gal
- ⊖ 3.10.1 PLUMBING SYSTEM - HOT WATER RECIRCULATING PUMP: Unplugged
- 🔧 3.12.1 PLUMBING SYSTEM - GAS STORAGE AND DISTRIBUTION SYSTEMS: Sediment Trap / Drip Leg - None
- ⊖ 4.2.1 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Rust in Panel
- ⊖
- 4.4.1 ELECTRICAL SYSTEMS - OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Breakers - Off
- 🔧
- 4.7.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Lights - Inoperable
- ⊖
- 4.7.2 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Receptacles - Loose
- ⊖
- 4.7.3 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Switch - Broken/Not Functional
- ⊖
- 4.7.4 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Switch - Ceiling Fan - None
- 🔧 4.8.1 ELECTRICAL SYSTEMS - EXTERIOR LIGHTING: Sealant exterior wall
- 🔧 5.2.1 HEATING EQUIPMENT - HEATING EQUIPMENT: OLD Gas Furnaces - 20+ Years
- 🔧
- 5.5.1 HEATING EQUIPMENT - DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers): FILTERS DIRTY - REPLACE
- 🔧
- 6.2.1 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: Condenser - Expected Service Life 15+ Years
- 🔧
- 6.2.2 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: Refrigerant Line - Insulation Damaged
- 🔧 6.2.3 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: Condenser - Vegetation Clearance
- ⊖ 7.3.1 FIREPLACES - DAMPER AND/OR DAMPER CLAMP: Damper Clamps - None
- ⊖ 8.3.1 FIRE/SAFETY - AUTO CLOSER (GARAGE DOOR): Door Stopper
- ⊖ 8.6.1 FIRE/SAFETY - SMOKE DETECTORS: Detectors - Old
- ⊖ 8.7.1 FIRE/SAFETY - CARBON MONOXIDE DETECTOR(S): NEAR GAS APPLIANCE
- 🔧 9.3.1 INTERIORS - CEILINGS: Drywall Damaged
- ⊖ 9.3.2 INTERIORS - CEILINGS: Stains - Dry under roof
- ⊖ 9.4.1 INTERIORS - WALLS: BASEBOARDS SWOLLEN - BATHROOMS

- 🔧 9.5.1 INTERIORS - FLOOR COVERINGS: Floors-WORN
- 🚫 9.6.1 INTERIORS - TUB/SHOWER ENCLOSURE: Corroded Shower Door
- 🔧 9.6.2 INTERIORS - TUB/SHOWER ENCLOSURE: Caulk-Moldy-TUB/SHOWER
- 🔧 9.6.3 INTERIORS - TUB/SHOWER ENCLOSURE: Caulk-Moldy -SINK
- 🔧 9.6.4 INTERIORS - TUB/SHOWER ENCLOSURE: Shower Door Sweep
- 🔧 9.7.1 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Missing Backsplash
- 🔧 9.7.2 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Caulking - Counter/backsplash
- 🔧 9.10.1 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Screens - Torn, Damaged, Missing
- 🔧 9.10.2 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Window in Shower - Low
- 🔧 10.2.1 EXTERIOR - GRADING & DRAINAGE (With respect to their effect on the condition of the building): Drains - Damaged
- 🔧 10.3.1 EXTERIOR - VEGETATION (With respect to its effect on the condition of the building): Trees/Plants - In contact
- 🚫 10.5.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Stucco - Damaged
- 🔧 10.5.2 EXTERIOR - WALL SIDING FLASHING AND TRIM: Bare wood or peeling paint
- 🚫 10.5.3 EXTERIOR - WALL SIDING FLASHING AND TRIM: Weep Screed Rusted - Repair or Replace
- 🚫 10.5.4 EXTERIOR - WALL SIDING FLASHING AND TRIM: Sprinklers - Spraying house
- 🚫 10.5.5 EXTERIOR - WALL SIDING FLASHING AND TRIM: Weep Screed - Ground Contact
- 🚫 10.6.1 EXTERIOR - DOORS (Exterior): Wood Damage Door(s)/Frame
- 🔧 10.6.2 EXTERIOR - DOORS (Exterior): Slider Screen - Sticks
- 🔧 10.6.3 EXTERIOR - DOORS (Exterior): Weather-Stripping Damaged/Missing
- 🚫 10.6.4 EXTERIOR - DOORS (Exterior): Exterior Doors Rub/Stick
- 🔧 10.7.1 EXTERIOR - GARAGE VEHICLE DOORS: Garage Door - Weather Seal-Bottom
- 🚫 10.10.1 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Pathway - Trip Hazard
- 🚫 10.12.1 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence Leaning/Loose
- 🚫 10.12.2 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Deteriorated/Damaged- General
- 🚫 11.2.1 ROOF - ROOF COVERINGS (Surface of roofing materials): Tile Roof 25 years+
- 🚫 11.3.1 ROOF - FLASHINGS/ROOF PENETRATIONS: Sealant Cracked - Vents
- 🔧 11.3.2 ROOF - FLASHINGS/ROOF PENETRATIONS: No Paint at Flashings or Vent Pipes
- 🔧 11.5.1 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters - Partial
- 🔧 11.5.2 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters- Clean
- 🔧 15.2.1 OUTDOOR COOKING EQUIPMENT/AREA - COOKING EQUIPMENT: Gas Plumbing - Exterior BBQ
- 🔧 15.4.1 OUTDOOR COOKING EQUIPMENT/AREA - PLUMBING: Cold Only
- 🔧 15.4.2 OUTDOOR COOKING EQUIPMENT/AREA - PLUMBING: Sink - Yard Drain
- 🚫 16.1.1 FOUNTAINS AND WATER FEATURES - OPERATION OF OUTDOOR FOUNTAIN: Fountain Inoperable

1: INSPECTION DETAILS

Information

General: Style of Home
SINGLE FAMILY DETACHED

General: Year Built
2001

General: Weather
Overcast

General: Temperature at Start of Inspection
63

General: Rain in last 3 days
No

General: In Attendance
Client's Agent

General: Photos Of Typical Exterior Elevations

Photos of elevations and exteriors.



Front Exterior



Left Exterior



Right Exterior



Rear Exterior

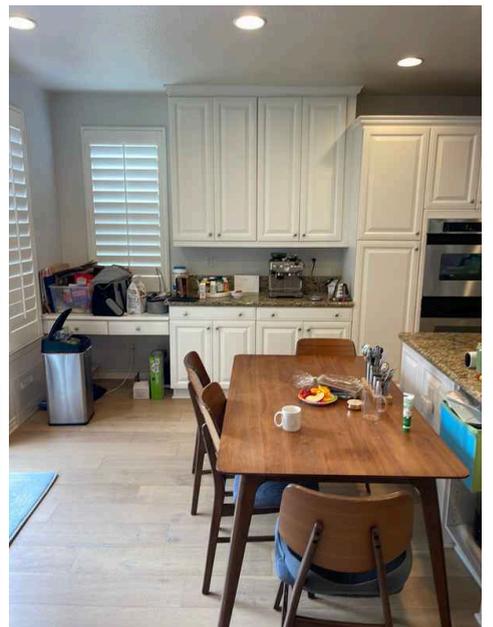
Limitations

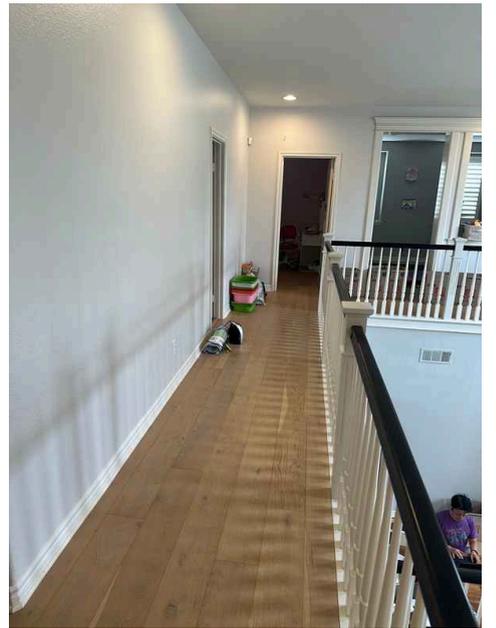
General

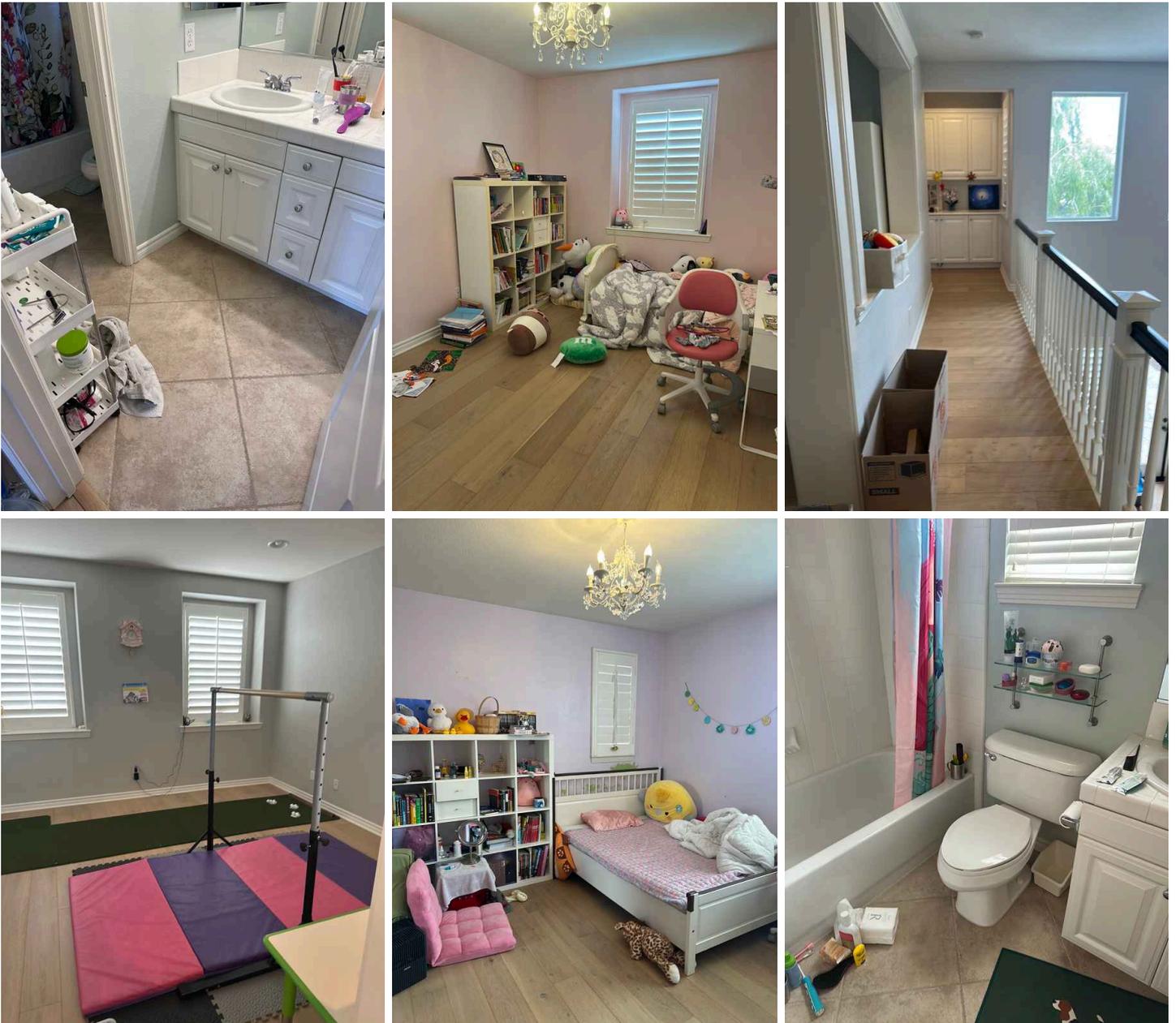
OCCUPIED

Due to personal items such as towels, clothing, personal items, hygiene, and/or cleaning products, a full evaluation of the cabinets and closets could not be made. I recommend you carefully inspect the cabinets and closets prior to the close of escrow. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.









General

SELLER / PRE-LISTING INSPECTION

This inspection was performed for the homeowner selling this home and was inspected in accordance with the InterNACHI standards of practice. The comments made in this report are based on the condition of the home at the time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The prospective buyer can hire a different inspector if desired. Different inspectors may sometimes make different findings on the same home. The Real Estate Inspection Company is not responsible for any discoveries included or omitted. As this inspection report ages, the condition of this home and its components can change.

2: BUILT-IN APPLIANCES

Information

General: EXHAUST/RANGE HOOD VENTED TO EXTERIOR, BUILT INTO
General: RANGE NATURAL GAS RANGE (Down Draft)

General: REFRIGERATOR WATER SOURCE
Present

General: CLOTHES DRYER HEATING SOURCE
Natural Gas only

DISHWASHER: Dishwasher - Inspected
Kitchen

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher. Notable exceptions will be listed below.



DISHWASHER: Dishwasher - Aged

Note: The dishwasher appears to be past its expected service life. The average life of a dishwasher is 10 years. Some units may last for more or less than 10 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.

RANGES/COOKTOP: Range/Cooktop - Aged
Kitchen

The range/cooktop appears to be older than its expected service life. According to InterNACHI the average life of a gas range is 15-17 years and an electric range is 13-15 years. Some units may last for more or less time depending on quality and usage.

FOOD WASTE DISPOSER: Disposer - INSPECTED

Kitchen

The disposer was tested and was functional at the time of inspection.



RANGE HOOD/VENT: Vent - Inspected

Kitchen/Rear Exterior

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



Kitchen



Rear Exterior



Kitchen

MICROWAVE COOKING EQUIPMENT (Built-in): MICROWAVE - AGED

Kitchen

Note: The microwave is an older unit. (more than 9 years) with visible rust/deterioration at the interior. According to InterNACHI the average life span of a microwave is 9 years. See <https://www.nachi.org/life-expectancy.htm>



Microwave

WASHER/DRYER: Washer Hoses Replace

Laundry Room

Washer hoses are a common source of flooding in a home. We recommend installing new braided steel washer hoses to reduce the risk of leaks caused by burst hoses in the house. Any hoses left in the house or more than 5 years old should be replaced.



Rubber Hoses

Limitations

REFRIGERATOR

REFRIGERATOR - NOT TESTED

KITCHEN

Refrigerator was not inspected or commented on. If in fact the refrigerator does convey and you are concerned about its serviceability and functionality we recommend further evaluation by a licensed appliance contractor.



WASHER/DRYER

WASHER/DRYER - NOT TESTED

LAUNDRY ROOM

The clothes washer and dryer were not inspected or commented on. If in fact the machines do convey and you are concerned about their serviceability and functionality we recommend further evaluation by a licensed appliance contractor.



Repair or replace

2.2.1 DISHWASHER

KICK PLATE MISSING/LOOSE

KITCHEN

Kick plate was loose or missing at bottom of dishwasher. Recommend replacing to prevent unwanted access to wiring and plumbing line.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Kitchen

2.3.1 RANGES/COOKTOP

GAS BURNER INOPERABLE

KITCHEN

 Recommendation or Safety Upgrade

One or more burners did not work when tested. We recommend repair by a qualified appliance repair company.

Recommendation

Contact a qualified appliance repair professional.



2.6.1 MICROWAVE COOKING EQUIPMENT (Built-in)

MICROWAVE - RUST/DETRIORATION

KITCHEN

 Maintenance Item

Microwave was operational. Rust/deterioration were visible in the microwave. The unit may have limited life remaining.

Recommendation

Contact the seller for more info



Microwave



Microwave

2.7.1 WALL OVEN

WALL OVENS - INOPERABLE

KITCHEN

The wall ovens are inoperable. Breaker off at panel. We recommend further evaluation with repairs or replacement.

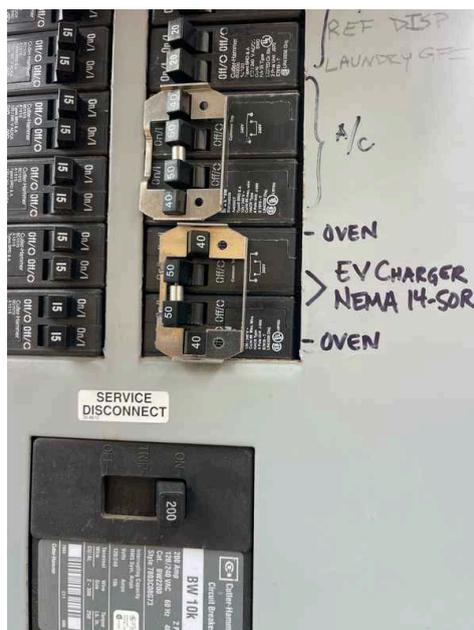
Recommendation

Contact a qualified appliance repair professional.

 Recommendation or Safety Upgrade



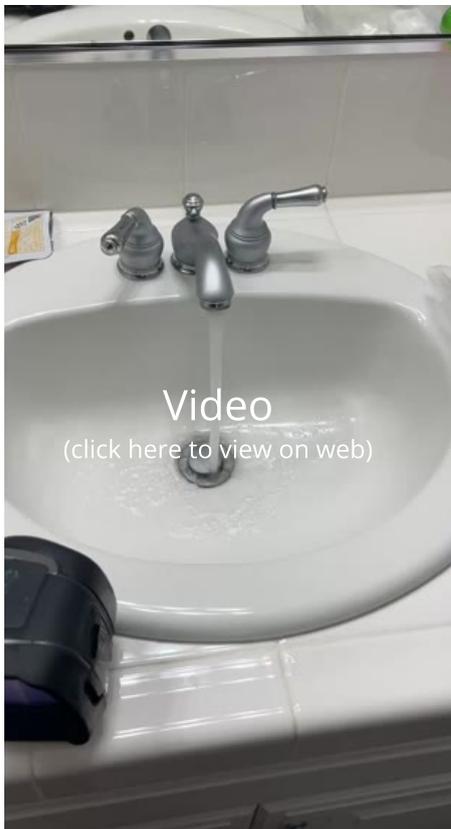
Kitchen



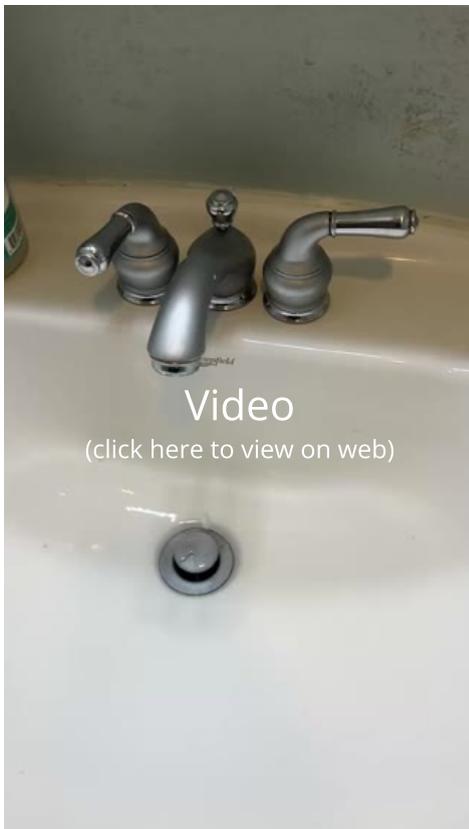
Main Panel

INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - Inspected

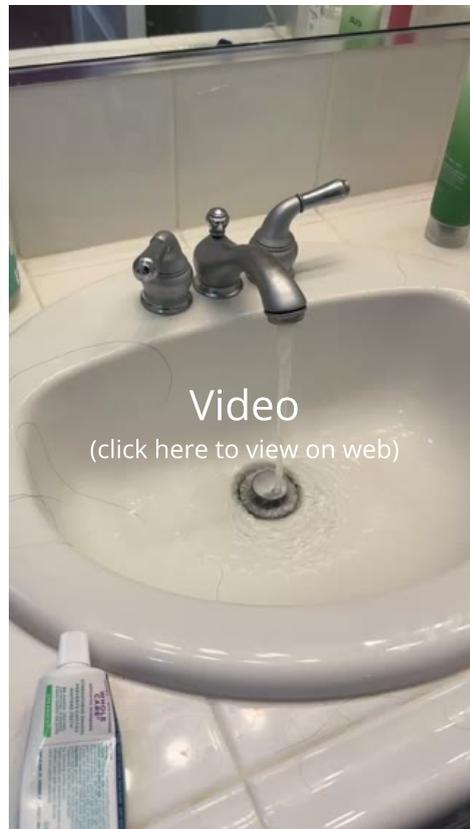
We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test and flushing toilet paper, human waste, food debris or soap suds may cause drains to clog. Only a video-scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed by The Real Estate Inspection Company to verify the condition.



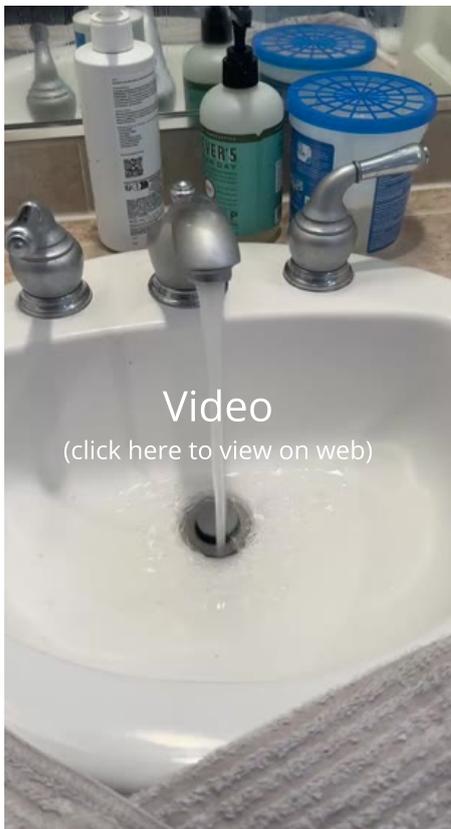
Front En-suite Bathroom



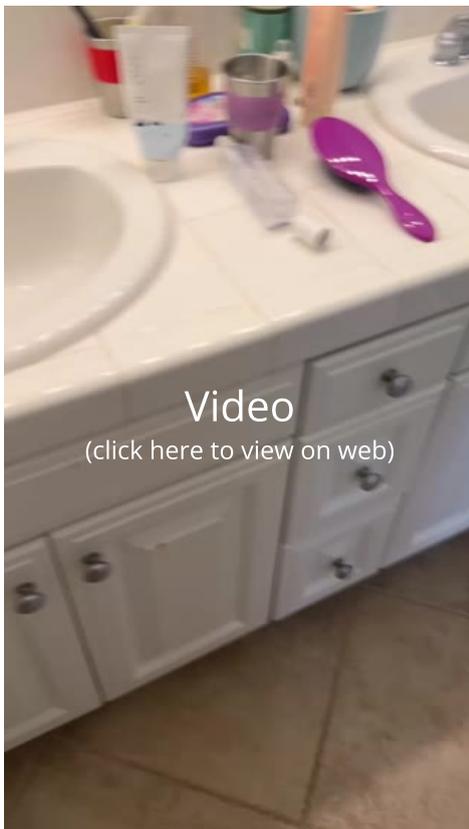
Half Bathroom



Upstairs En-suite Bathroom



Master Bathroom



Upstairs Hall Bathroom

HOSE SPIGOT: Spigots - Inspected

A representative number of hose spigots were tested and operational. This is not an exhaustive test and hose spigots may leak when a hose or other device is connected due to back pressure.



HOSE SPIGOT: Anti-Siphon - None

Anti-siphon or anti-backflow valves are not present at the exterior hose spigots. These are safety devices that prevent contaminated water from flowing into the house water supply. Current standards require the installation of anti-siphon valves to keep your drinking water clean. We recommend installation for your health and safety.



WATER SUPPLY AND DISTRIBUTION SYSTEM: Water Meter Checked - Inspected

Front Exterior

Note: The water meter was observed for an extended period of time with plumbing fixtures, washing machine, dishwasher, sprinkler system, and any other water-using systems, devices and fixtures turned off. No movement of the water meter was observed.



WATER SUPPLY AND DISTRIBUTION SYSTEM: Copper Pipes - In Slab

Note: This home appears to have some portions of the plumbing distribution system that run through the concrete slab. Copper pipes in direct contact with concrete have been known to deteriorate and result in "slab leaks". We attempt to determine if slab leaks exist, however they may go undiscovered particularly if the water to the house has been turned off recently. If a leak occurs at pipes running through the slab, plumbing must be re-routed or lined with epoxy.

WATER HEATER(S), FLUES AND VENTS: Water Heater - INSPECTED

Garage

The water heater was inspected and was operational at the time of inspection. A home inspection does not evaluate the efficiency or recovery rate of water heaters. Notable exceptions will be listed below.



2014

WATER HEATER STRAPPING, BRACING AND PLATFORM: Water Heater Straps - Inspected

Garage

The water heater was adequately strapped and blocked against movement.



Seismic Straps

WATER PRESSURE AND REGULATOR: Regulator - Pressure Test - Inspected

The water pressure was checked with a pressure gauge and was measured within the normal range. (40-80PSI)



40-45 psi



Pressure Regulator

GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Leak Test - Inspected

Gas Appliances/Meter

During the inspection, a gas leak test was performed using a hand-held combustible gas leak detector. Readily accessible gas fittings/appliances were tested. No gas leaks were observed. Note: This is not a guarantee against leaks.



Repair or replace

3.3.1 FAUCETS, VALVES AND CONNECTED FIXTURES

AERATORS-CORRODED/CLOGGED

SEVERAL LOCATIONS

The sink/tub faucet aerators were corroded or clogged. This causes low flow or a coarse flow of water that is more likely to splash out of the sink. We recommend replacement of the aerator or faucet as needed.

Recommendation

Contact a qualified professional.





Front En-suite Bathroom



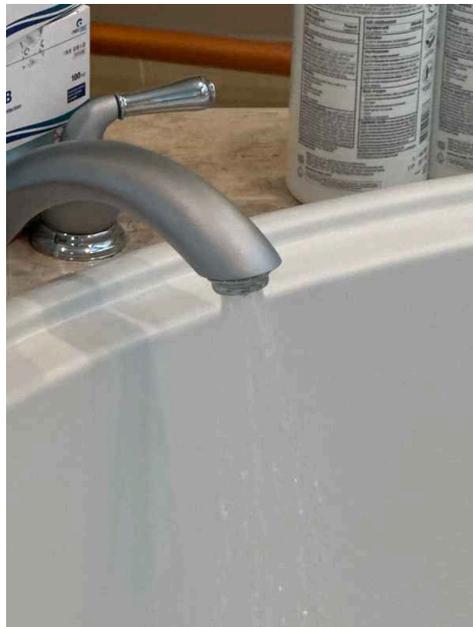
Upstairs En-suite Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



Upstairs Hall Bathroom

3.3.2 FAUCETS, VALVES AND CONNECTED FIXTURES

AERATOR - MISSING

UPSTAIRS HALL BATHROOM

The aerator is missing from the faucet at the sink. This causes a coarse flow of water that is more likely to splash out of the sink. We recommend replacement of the aerator.

Recommendation

Contact a qualified professional.





Upstairs Hall Bathroom (Right Sink)

3.3.3 FAUCETS, VALVES AND CONNECTED FIXTURES



Recommendation or Safety Upgrade

SHOWER HEAD - LEAKS FROM CONNECTION

UPSTAIRS EN-SUITE BATHROOM

Water leaks from the shower head connection to the hose or shower arm when operated. We recommend repair as needed by a qualified plumber to prevent excessive amounts of water from exiting the shower enclosure.

Recommendation

Contact a qualified professional.



Upstairs En-suite Bathroom

3.3.4 FAUCETS, VALVES AND CONNECTED FIXTURES



Maintenance Item

TOILET - TANK LOOSE ON BOWL

HALF BATHROOM

Toilet tank was loose on bowl. No leaks were observed at time of inspection. We advise having the toilet tank secured by a licensed plumber to avoid leaks.

Recommendation

Contact a qualified professional.



Half Bathroom

3.3.5 FAUCETS, VALVES AND CONNECTED FIXTURES



Maintenance Item

TUB - CHIPPED ENAMEL

UPSTAIRS HALL BATHROOM

The tub has a small chip(s) in the enamel coating. We recommend patching the chip to prevent additional rusting.

Recommendation

Contact a qualified professional.



Upstairs Hall Bathroom

3.3.6 FAUCETS, VALVES AND CONNECTED FIXTURES

TUB DIVERTERS - DEFECTIVE

FRONT/UPSTAIRS EN-SUITE/UPSTAIRS HALL BATHROOMS



Recommendation or Safety Upgrade

The tub diverters were defective. This is likely due to hard water deposit build up on the tub spout mechanism. We recommend necessary corrections by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Front En-suite Bathroom



Upstairs En-suite Bathroom



Upstairs Hall Bathroom

3.5.1 WATER SUPPLY AND DISTRIBUTION SYSTEM

LOOSE PIPE IN WALL

MASTER BATHROOM

Loose shower pipe was detected in the wall. Poorly secured pipes can leak due to the stress put on solder joints and fixtures. We recommend further review and correction by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation or Safety Upgrade



Master Bathroom

3.5.2 WATER SUPPLY AND DISTRIBUTION SYSTEM

HOT WATER TIME

FIXTURES

Water at plumbing fixtures required an unusually long time for water to get hot. This is often a result of the plumbing fixture being located too far from the water heater. We recommend plugging back in recirculating pump and testing and if needed consulting with a qualified plumbing contractor.

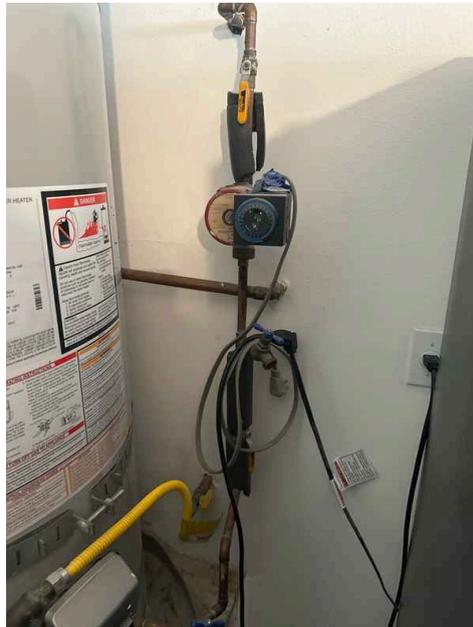
Recommendation

Contact a qualified plumbing contractor.

 Recommendation or Safety Upgrade



Front En-suite Bathroom



Recirculating Pump/Unplugged

3.7.1 WATER HEATER(S), FLUES AND VENTS

 Recommendation or Safety Upgrade

OLD WH - 10+ YEARS OLD

GARAGE

The water heater is an older unit (10 years+), and repairs or even failure can be expected. The hard water in Southern California can contribute to early failure. In addition to avoiding leaks, a new water heater can save you money through more efficient operation. Advise replacing the water heater as preventative maintenance. We recommend that keep a good home warranty in place which covers the water heater. For more information visit: <http://www.nachi.org/lifespan-water-heater.htm>

Recommendation

Contact a qualified plumbing contractor.



2014

3.7.2 WATER HEATER(S), FLUES AND VENTS

 Recommendation or Safety Upgrade

TEMPERATURE - HIGH

GARAGE/FIXTURES

The water temperature was tested at the faucets and was high. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. Lowering the water heater output temperature will reduce your utility bills. According to the U.S. Department of Energy, for each 10-degree reduction in water temperature, you can save between 3 and 5 percent in energy costs. Note: If you have an older dishwasher that doesn't preheat the water, manufacturers recommended setting water heater temperature at 140 degrees. This is to ensure sanitary dishes.

Recommendation

Recommended DIY Project



131 Degrees



Water Heater Thermostat

3.7.3 WATER HEATER(S), FLUES AND VENTS

NO DISCHARGE@LEAK PAN

GARAGE

The leak pan under the water heater is bent and missing a discharge pipe to the exterior or drain.

Recommendation

Contact a qualified professional.

 Maintenance Item



Garage

3.9.1 WATER HEATER STRAPPING, BRACING AND PLATFORM

SEISMIC STRAPPING - OVER 50 GAL

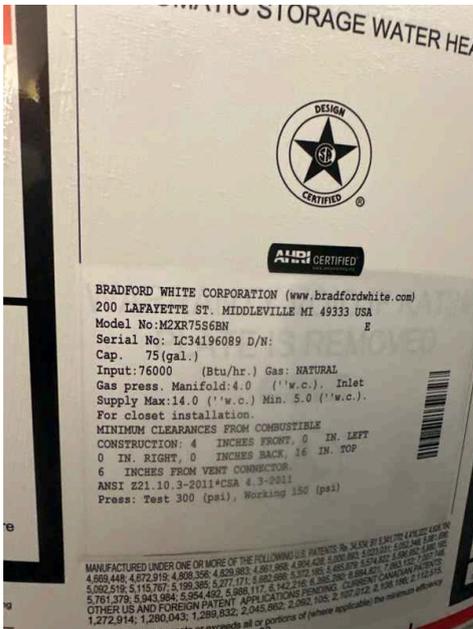
GARAGE

Safety Recommendation: Water heaters with a capacity of 50+ gallons 3-4 straps are required in earthquake regions 3 and 4 which includes San Diego County. While this may not be required in some areas, we recommend installing additional straps by a qualified person for seismic safety.

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



75 Gal

3.10.1 HOT WATER
RECIRCULATING PUMP

 Recommendation or Safety Upgrade

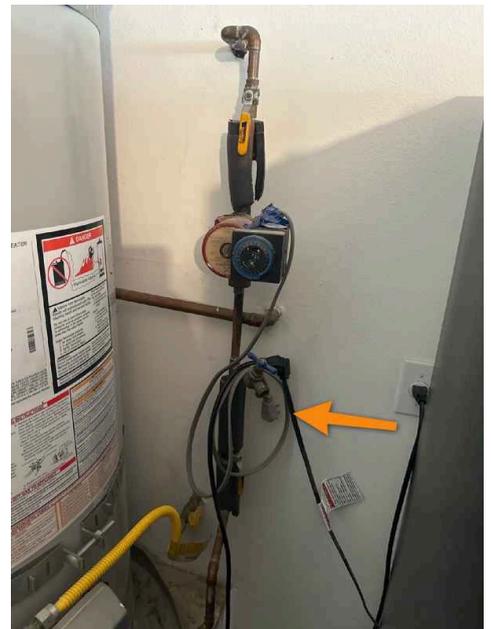
UNPLUGGED

GARAGE

This home is equipped with a recirculation pump for hot water. The unit was unplugged at the time of the inspection. We advise asking sellers about the history and to demonstrate function before the close of your contingency period.

Recommendation

Contact the seller for more info



Recirculating Pump

3.12.1 GAS STORAGE AND DISTRIBUTION SYSTEMS

 Maintenance Item

SEDIMENT TRAP / DRIP LEG - NONE

ATTIC

The gas supply pipes at the furnaces contained no sediment trap. A sediment trap is generally recommended by the manufacturer. The purpose of a sediment trap is to prevent particulates or moisture from condensation from entering and clogging the water heater/furnace gas valve, which can cause the water heater/furnace to shut down.

Recommendation

Contact a qualified professional.



Attic



Attic

4: ELECTRICAL SYSTEMS

Information

General: ELECTRICAL SERVICE CONDUCTORS

BELOW GROUND, 220 VOLTS

General: ELEC. PANEL MANUFACTURER

CUTLER HAMMER

General: MAIN PANEL CAPACITY

200 AMP

General: BRANCH WIRE 15 and 20 AMP

COPPER

General: PANEL TYPE / POWER TYPE

CIRCUIT BREAKERS

General: WIRING METHODS

ROMEX

General: EXTERIOR LIGHTING CONTROL

STANDARD SWITCHED, DUSK-to-DAWN SENSOR*

MAIN AND DISTRIBUTION PANELS: Panel(s) - Inspected

Right Exterior

Electrical panels are visually inspected only; the inspector does not perform load calculations to determine service capacity or adequacy.



Main Panel

MAIN AND DISTRIBUTION PANELS: Thermal Camera Scan - Breakers Normal

A thermal scan was performed on the electrical panel(s). The panel, circuit breakers, and wiring were found to be operating within normal temperature range which indicates the system was functioning as intended with the conditions present at the time of inspection.



OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Inside Panel - Inspected

Right Exterior

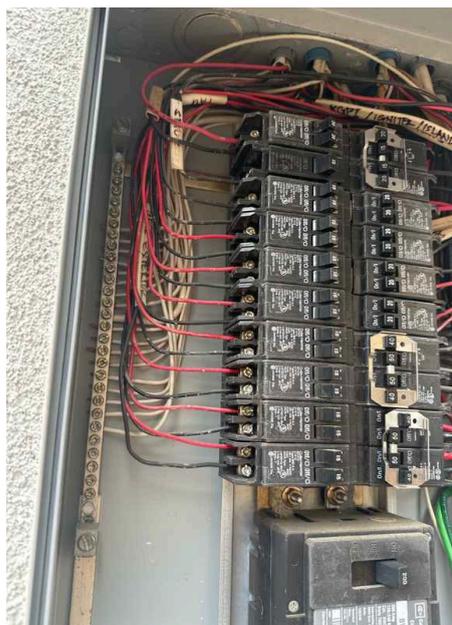
The dead front cover was removed and breakers, wiring, and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)



Main Panel

BRANCH CIRCUIT CONDUCTORS: Branch Wiring - Inspected

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring.



EXTERIOR LIGHTING: Exterior Lights - Inspected

Front/Rear Exterior

Switch-operated exterior lights were tested and were functional at the time of the inspection.



Front Exterior



Front Exterior



Rear Right Exterior

EXTERIOR LIGHTING: Dusk-to-Dawn*

Note: The exterior lights controlled by "daylight", "dusk-to-dawn" or motion sensors were not tested. These sensors only allow lights to be turned on after sundown to save energy. Since the home inspection took place during the day, these sensors could not be tested. Daylight or motion sensors do fail due to exposure and may require periodic replacement. This is a wear-and-tear item. We recommend that you visit the property after sundown to test these lights. If exterior lights are not on, further repairs may be required.



Right Exterior



Front Exterior

POLARITY AND GROUNDING OF RECEPTACLES: Outlets - Inspected

A representative number of receptacles were tested for power, polarity, and grounding according to standards of practice.



OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - INSPECTED

All accessible GFCI receptacles were tested and were functioning properly unless otherwise noted.



OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Info

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

Limitations

PHOTOVOLTAIC SYSTEM (solar panels)

SOLAR - NOT INSPECTED

ROOF/RIGHT EXTERIOR

Although the inspector may make comments on obvious deficiencies of the photovoltaic system, an adequate inspection lies beyond the scope of the Home Inspection and the expertise of the Inspector. We recommend that you have the system inspected by a qualified contractor to ensure that it is in safe operating condition.



Solar



Repair or replace

4.2.1 MAIN AND DISTRIBUTION
PANELS



Recommendation or Safety Upgrade

RUST IN PANEL

MAIN PANEL

Rust noted in the main electric panel. Rust can cause breakers to become unreliable or cause poor connections. Unable to determine the source of the water. We advise further evaluation and necessary corrections by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Main Panel

4.4.1 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Recommendation or Safety Upgrade

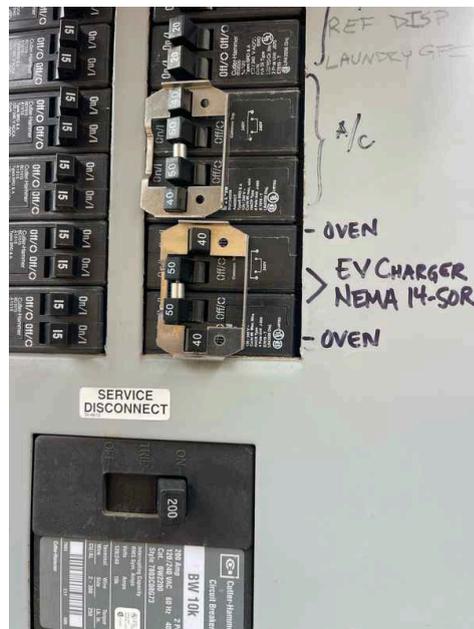
BREAKERS - OFF

MAIN PANEL

One or more circuit breakers were off at time of inspection. Home inspectors do not turn on, operate or re-set over-current protection devices (circuit breaker). Any circuit breaker that is off can indicate a failure of that circuit. Turning on breakers that are off can be a safety hazard. We advise review with seller and/or licensed electrician to determine why breaker(s) have been turned off.

Recommendation

Contact the seller for more info



Main Panel

4.7.1 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

Maintenance Item

LIGHTS - INOPERABLE

FRONT HALLWAY/KITCHEN

The lights did not function possibly due to bad bulb. Occasionally there is something wrong with the fixture which cannot be determined without working bulbs. We recommend asking the seller to demonstrate that the light is working prior to the end of the inspection contingency period, or changing the bulb and testing again.

Recommendation

Contact a qualified professional.



Front Hallway



Kitchen

4.7.2 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

Recommendation or Safety Upgrade

RECEPTACLES - LOOSE

KITCHEN/GARAGE

Receptacle was loose in the wall/cabinet. This puts stress on the circuit wires which should not be moved. Others may be loose. We recommend securing the junction box properly in the wall by a qualified person.

Recommendation

Contact a qualified professional.



Kitchen



Garage

4.7.3 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

Recommendation or Safety Upgrade

SWITCH - BROKEN/NOT FUNCTIONAL

FAMILY ROOM

A defective lights/fan switches were noted. All lights fan operated by remote. We recommend repair by a licensed electrician.

Recommendation

Contact a qualified professional.



Family Room

4.7.4 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

Recommendation or Safety Upgrade

SWITCH - CEILING FAN - NONE

FAMILY ROOM

The ceiling fan(s) is operated by remote control or pull chain only. However, they are directly wired without a wall switch. This is non-standard and against some manufacturers' installation guidelines. We advise inquiries with the manufacturer or a licensed electrician to verify if these units are correctly installed.

Recommendation

Contact a qualified electrical contractor.



Family Room



Family Room

4.8.1 EXTERIOR LIGHTING

SEALANT EXTERIOR WALL

SEVERAL LOCATIONS

Maintenance Item

Exterior light fixtures should be sealed with an approved sealant where fixture meets wall to avoid moisture intrusion.

Recommendation

Contact a qualified professional.



5: HEATING EQUIPMENT

Information

General: HEAT TYPE

FORCED AIR

General: ENERGY SOURCE

NATURAL GAS

General: NUMBER OF HEAT SYSTEMS (excluding wood)

TWO

General: DUCTWORK

INSULATED

General: FLUE MATERIAL

DOUBLE WALL METAL

General: FILTER TYPE

At Returns

DISPOSABLE

General: AGE OF HEATING EQUIPMENT

GAS - 20 - 25 YEARS*



UNIT 1



UNIT 2

General: THERMOSTAT LOCATION

MASTER BEDROOM, DINING ROOM

HEATING EQUIPMENT: Furnaces - INSPECTED

Attic

The heating equipment was tested and functioned properly at the time of inspection. Notable exceptions will be listed below.



Attic UNIT 1



Attic UNIT 2



Downstairs



Upstairs

NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Multiple - Functional

Dining Room/Madter Bedroom

The thermostats were operational when used to operate the HVAC system. Programmable thermostats are not adjusted, and no testing is done to check the accuracy or programmed settings of the thermostats.



Dining Room



Master Bedroom

DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers):**Ducting - Inspected**

Attic

Inspection of home ducting systems typically includes a visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Ducting system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to the identification of common requirements and deficiencies. The Inspection does not include confirming uniform temperature distribution throughout the home by the cooling system. In multiple-story homes, a temperature gradient will often exist, with upper floors being warmer than lower floors. You should ask the seller about this condition, keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the system.



Repair or replace

5.2.1 HEATING EQUIPMENT



OLD GAS FURNACES - 20+ YEARS

ATTIC

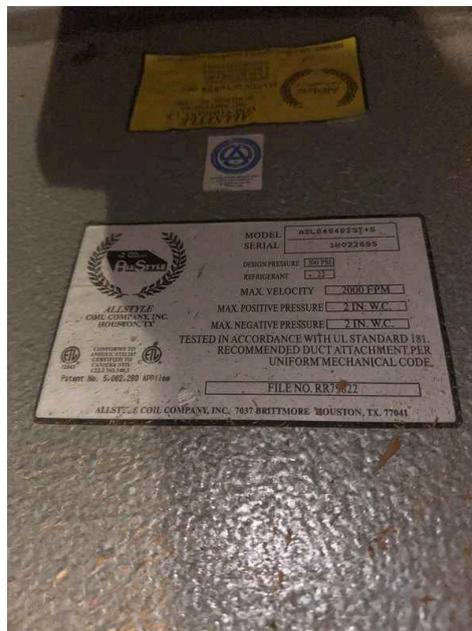
The furnaces are older units which may be nearing the end of their useful life. Most furnace contractors recommend replacing a furnace when it becomes 20 years old ([Table of Life Expectancy](#)). Since Southern California has a mild climate, furnaces can last longer than industry standards. Since this furnace is aged, we recommend having a licensed furnace contractor inspect the furnace for safety and provide an estimate of life remaining and cost of replacement prior to the end of your contingency period so that you may budget accordingly. Note: We specifically disclaim cracks in furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

Recommendation

Contact a qualified heating and cooling contractor



UNIT 1



UNIT 2

5.5.1 DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers)



FILTERS DIRTY - REPLACE

RETURNS

The air filters for the HVAC systems were dirty. Running the system with a dirty air filter can cause damage to the furnace and air conditioner by reducing the required air flow through the system. A dirty filter also reduces the efficiency of the system, which means it will take longer to heat or cool the home and will increase utility bills. Having a dirty filter also reduces the indoor air quality of the home. Air filters should be changed every 90 days. Cheap disposable fiberglass filters are not recommended, a pleated paper type filter is recommended for better performance and filtration.

Recommendation

Recommended DIY Project



Downstairs Wall Return



Upstairs Hall Ceiling Return

6: COOLING EQUIPMENT

Information

General: NUMBER OF A/C UNITS
TWO

General: COOLING EQUIPMENT
TYPE
AIR CONDITIONER UNIT

General: AGE OF CONDENSER
CONDENSER 15+ YEARS*

COOLING AND AIR HANDLER EQUIPMENT: AC - Multiple Units Test - Inspected

Rear Exterior

An air test was performed by using a thermal camera on the AC systems to determine the difference in temperatures of the supply and return air. The difference was between 14 degrees and 22 degrees which indicates units are cooling as intended. This indicates that the AC units are cooling properly. This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days. We do recommend an annual tune-up by a qualified HVAC contractor.



Original 2002



Downstairs



Upstairs



Upstairs Return



Downstairs Return

COOLING AND AIR HANDLER EQUIPMENT: PRE-2010 - R22

Rear Exterior

The AC systems in this home were manufactured prior to 2010. The refrigerant used prior to 2010, and likely used in this equipment, is HCFC-22 (also known as R-22). The U.S. EPA has deemed HCFC-22 an ozone depleting substance and has banned continued domestic production, or foreign import. Switching to an EPA approved substitute refrigerant is also a costly event not necessarily because of the cost of the refrigerant but because your existing HVAC equipment must be retrofitted to work with any of the approved substitute refrigerants. You may wish to consult with a qualified, licensed HVAC technician/contractor (request a 'section 608 certified' technician) about actual costs and to get a determination of the actual type of refrigerant used in this equipment. EPA website



Repair or replace

6.2.1 COOLING AND AIR HANDLER EQUIPMENT

CONDENSER - EXPECTED SERVICE LIFE 15+ YEARS

REAR EXTERIOR

 Maintenance Item

The AC units are 15 or more years old and may be near the end of their useful life. The average life of an AC unit is 7-15 years ([Table of Life Expectancy](#)). We advise review with a licensed HVAC contractor to determine the life remaining and potential cost to replace so that you can budget accordingly. We further recommend that you keep a good home warranty in place which covers the AC system.



UNIT 1



UNIT 2

6.2.2 COOLING AND AIR HANDLER EQUIPMENT

REFRIGERANT LINE - INSULATION DAMAGED

 Maintenance Item

REAR EXTERIOR

The insulation is deteriorated or missing at the refrigerant lines. We recommend replacing the damaged insulation to improve efficiency of the system.

Recommendation

Contact a qualified professional.

6.2.3 COOLING AND AIR HANDLER EQUIPMENT

CONDENSER - VEGETATION CLEARANCE

 Maintenance Item

REAR EXTERIOR

Vegetation is growing on and around the condensing unit.(AC) This can cause damage/deterioration of the unit and reduces the overall performance/efficiency. We recommend trimming the vegetation away from the condensing unit.

Recommendation

Contact a qualified professional.



7: FIREPLACES

Information

General: TYPES OF FIREPLACES

FACTORY BUILT

General: NUMBER OF FIREPLACES

THREE

FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFORMATION

Living Room/Family Room/Master Bedroom

Our inspection of chimneys is that of a generalist and not a specialist. It is described by specialists as less than a phase-one inspection, as distinct from phase-one- and phase-two inspections conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.



Living Room



Family Room



Master Bedroom

OPERATING CONTROLS: Valves Tested - OK

Fireplaces

The fireplace gas valves were tested and appeared to be functioning as intended. Gas flow was observed inside the fireplaces.



Master Bedroom



Living Room



Family Room

Repair or replace

7.3.1 DAMPER AND/OR DAMPER CLAMP

DAMPER CLAMPS - NONE

FIREPLACES

A damper clamp is required when there is a gas supply to the fireplace(s). This damper clamp prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas can enter the living space which is odorless. We recommend the installation of a damper clamps.

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



Living Room Fireplace



Family Room



Master Bedroom

8: FIRE/SAFETY

Information

General: FIRE SPRINKLERS

None Present

General: SECURITY SYSTEM

Present



FIRE-RATED DOOR (garage): Fire Door - Present

Garage

The door between the house and the garage appears to be a fire-rated door.



Fire Door

AUTO CLOSER (GARAGE DOOR): Closer - Tested

Garage

The self-closing device at the fire door was operating properly. The door closes and latches within 3 seconds without assistance.



Auto Closer

FIRE WALL: Firewall - INSPECTED

Garage

A firewall was in place and appears adequate. However, the use of fire-rated drywall could not be confirmed.



SMOKE DETECTORS: Smoke Detectors - Present (multi-story)

Smoke detectors were installed on each floor and in each bedroom, however, they were not tested. We recommend testing the detectors for proper function before occupying the home.



Downstairs Hall



Upstairs Hall



Bedrooms

CARBON MONOXIDE DETECTOR(S): CO Detector - Enough Present

Upstairs/Downstairs

Carbon Monoxide detectors are required in homes with any gas-burning appliances (furnace, range, water heater), fireplaces, or wood-burning stoves and/or an attached garage. Please see the new law regarding Carbon Monoxide detectors. This house has CO detector(s) installed as required.



Downstairs



Upstairs

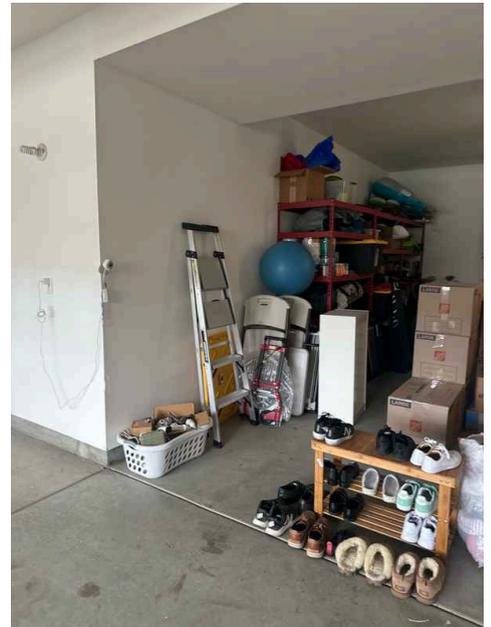
Limitations

FIRE WALL

PERSONAL ITEMS - GARAGE

GARAGE

Due to occupants personal items, not all areas were visible. We recommend a careful evaluation during final walk-through.



Repair or replace

8.3.1 AUTO CLOSER (GARAGE DOOR)



Recommendation or Safety Upgrade

DOOR STOPPER

GARAGE

The door to the garage has a door stopper. The door stopper defeats the auto closer, which is required. We recommend the removal of the door stopper to maintain the integrity of the fire wall and fire door.

Recommendation

Contact a qualified professional.



Door Stopper

8.6.1 SMOKE DETECTORS

DETECTORS - OLD



Recommendation or Safety Upgrade

The smoke detectors in the house are old. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery backup, and will not work if the electricity is off. The old detectors should be replaced prior to occupancy for safety.

Recommendation

Contact a qualified professional.



8.7.1 CARBON MONOXIDE DETECTOR(S)

NEAR GAS APPLIANCE

KITCHEN

Carbon monoxide detector was poorly placed/located. Carbon monoxide detector should not be located in the same space as combustion appliances such as a kitchen stove. Combustion appliances like furnaces, water heaters and stoves sometimes produce levels of carbon monoxide high enough to activate the alarm of the carbon monoxide detector when the system is first activated. Typically, carbon monoxide levels quickly drop to safe levels. To avoid false alarms, and to protect sleeping areas, we recommend a qualified contractor move the carbon monoxide detector to an appropriate location.

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



Kitchen

9: INTERIORS

Information

General: CEILING & WALL MATERIALS
SHEETROCK

General: WINDOW TYPES
DOUBLE PANE VINYL*

INTERIORS - General and Visual Mold Assessment : Moisture Meter - Inspected

A representative sampling for moisture was performed using a moisture meter at interior walls, ceilings, and cabinets in areas prone to moisture, such as kitchens, bathrooms, interior below-grade walls, or exterior walls with doors/windows. No elevated moisture was detected at these locations unless otherwise noted in the defect summary below. This is not an exhaustive test and only represents the conditions on the day of inspection.





INTERIORS - General and Visual Mold Assessment : No Areas of Concern Observed

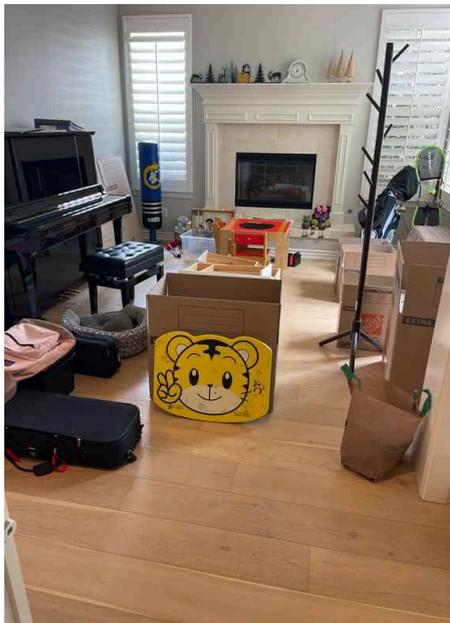
The Free Visual Mold Assessment found no observable areas of concern during the home inspection. It is essential to understand that the Visual Mold Assessment cannot determine the presence of mold without the benefit of air and surface sampling due to the microscopic nature of mold in the home. If you wish, samples can be taken by this company to confirm this assessment is accurate and that no mold is present. Note: Areas of concern are defined as moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.

INTERIORS - General and Visual Mold Assessment : 20+ Years Note

NOTE: This home is more than 20 years old: The client must understand that any original components in the house are very likely worn. Home inspectors do not predict the life remaining of any component. Original items that may be nearing the end of their useful life, and may require maintenance or replacement in the near future include the roof and/or the roof underlayment, window rollers/glides, appliances, garage doors, and plumbing components, pool equipment, and surface, tile shower enclosures. It is important that you understand this, also the residence that you are buying happens to be older than 15 years, and not conform to many current codes. A home inspection is "non-invasive" and essentially visual and, intended to alert consumers on "material defects" that exist at the time of an inspection, defects that could significantly affect the value of a property or pose a threat to health and safety. A property inspection is not technically exhaustive, and is not intended to be, and will not reveal every defect and deficiency. Some defects may be latent, and/or become apparent at a later point in time, which is why inspections have been sensibly characterized as snapshots in time. And it is essential that consumers understand this and, thereby, have reasonable expectations.

INTERIORS - General and Visual Mold Assessment : Personal Property - Occupied

Note: Due to stored personal items not all areas throughout the house and garage were visible and accessible at the time of the inspection. Several areas were obstructed from view and could not be inspected. We recommend a careful evaluation during final walk-through to ensure that there are no hidden defects.



TUB/SHOWER ENCLOSURE: Shower Pan Test - Inspected

Master Bathroom

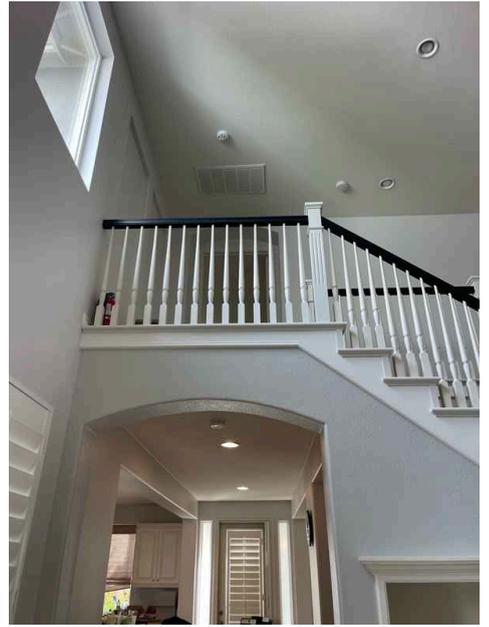
A flood test was performed at the tile shower pan(s). The shower pan(s) was filled with about one inch of water and then observed for leaks. No leaking was observed at the time of the inspection. Note: this test is not a guarantee against leaks.



Master Bathroom

STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Steps, Stairways, Balconies, Railings - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the steps, stairways, balconies, or railings.



DOORS (REPRESENTATIVE NUMBER): Doors - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors.

**WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Information**

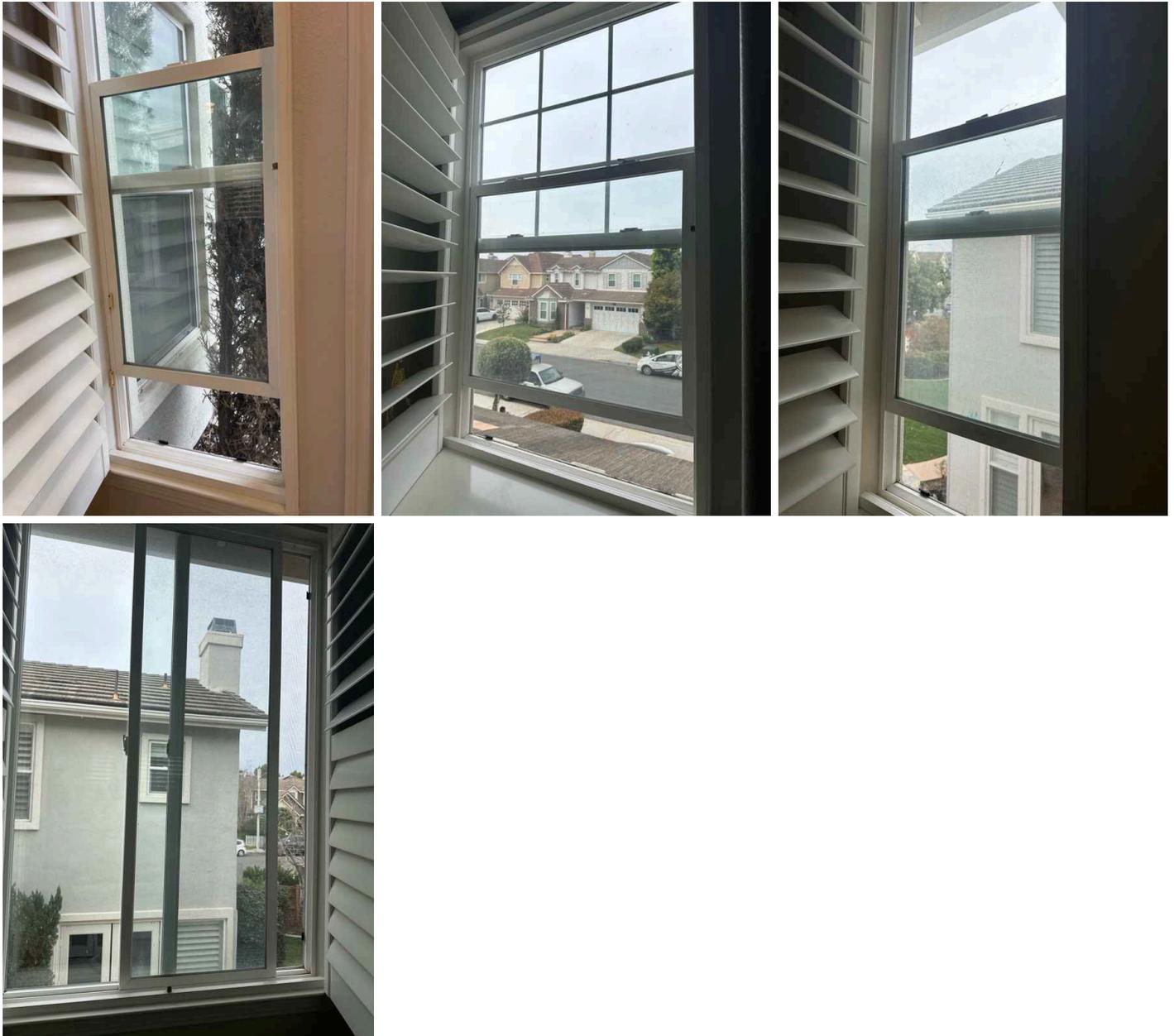
Note about double-pane windows: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows. The life span of double-panel windows seals averages 8-20 years. See: InterNACHI Life Expectancy Chart



Double Pane

WINDOWS (REPRESENTATIVE NUMBER): Window - Representative

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas.

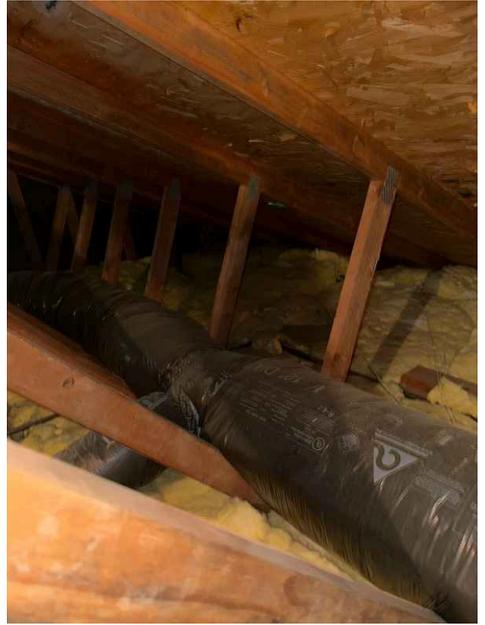
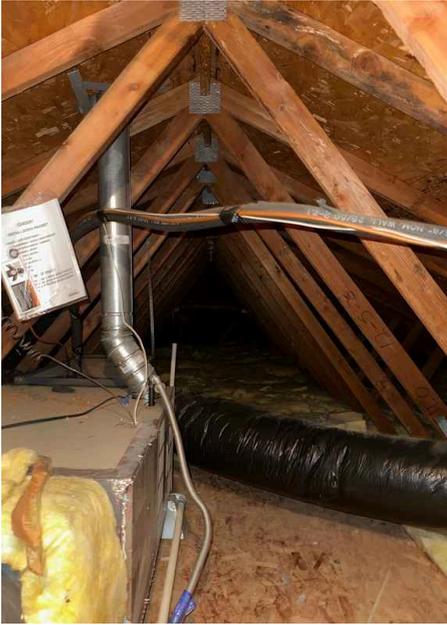
**WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Dirty**

Note: Windows were dirty at the time of inspection. This limits the inspector's ability to observe fogged windows (failed seals in double pane windows). If the client has concerns about fogged windows, the windows should be professionally cleaned and then inspected by a licensed window repair contractor before the close of the contingency period.

ATTIC: Attic - Limitations

Attic

Due to the structure of the roof/framing, some areas of the attic could not be inspected.



INFRARED INSPECTION FINDINGS: Thermal Camera Scan - Images

An infrared scan was performed in the house. No anomalies were found unless otherwise noted in the defect summary below.





INFRARED INSPECTION FINDINGS: IR Limitations

IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies.

Limitations of Thermal Imaging

IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

Limitations

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

PERSONAL PROPERTY

SEVERAL LOCATIONS

Due to personal items such as towels, clothing, personal items, hygiene, and/or cleaning products, a full evaluation of the cabinets and closets could not be made. I recommend you carefully inspect the cabinets and closets prior to the close of escrow. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.



Repair or replace

9.3.1 CEILINGS

DRYWALL DAMAGED

GARAGE

Drywall was damaged. We advise repair with qualified person.

Recommendation

Contact a qualified drywall contractor.



Maintenance Item



Garage

9.3.2 CEILINGS

STAINS - DRY UNDER ROOF

GARAGE

Water stains were noted on the ceiling which can be from a roof leak. These stains were tested for moisture and were found to be dry at the time of the inspection. Due to lack of recent rain, determining the presence of an active roof leak was not possible. We recommend asking the seller if leaks exist, or if repairs have been performed. Otherwise, a licensed roof contractor should be consulted to perform a roof service and inspection prior to the end of the contingency period.

Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



Garage



Garage

9.4.1 WALLS

BASEBOARDS SWOLLEN - BATHROOMS

FRONT/UPSTAIRS EN-SUITE:HALL BATHROOMS

The baseboards were damaged/swollen. The swelling was observed consistent with moisture damage. This may be caused by a leak/spill or water escaping from an enclosure or shower curtain. We advise further review and repair with a qualified person.

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



Front En-suite Bathroom



Front En-suite Bathroom



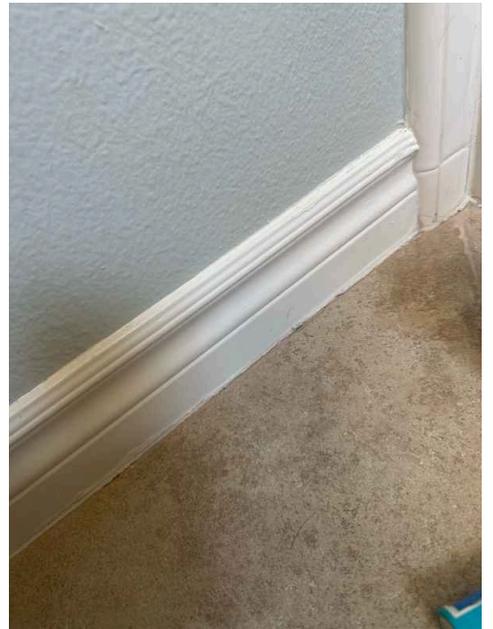
Front En-suite Bathroom



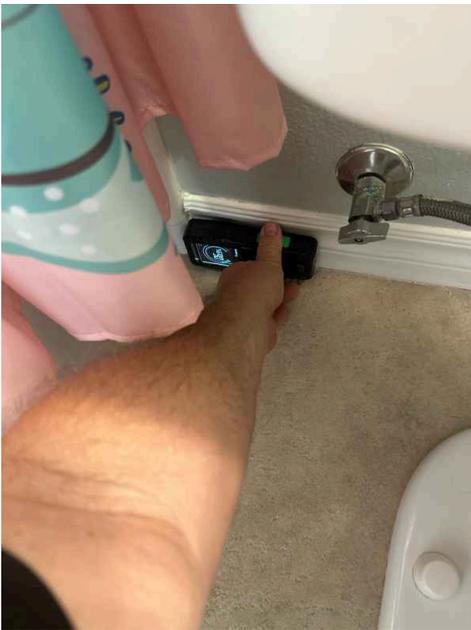
Front En-suite Bathroom



Upstairs En-suite Bathroom



Upstairs En-suite Bathroom



Upstairs En-suite Bathroom



Upstairs En-suite Bathroom



Upstairs Hall Bathroom



Upstairs Hall Bathroom



Upstairs Hall Bathroom

9.5.1 FLOOR COVERINGS

**FLOORS-WORN**

DINING ROOM/STAIR TREADS

Flooring in the home exhibited surface wear. We recommend that you consult with a qualified flooring contractor to discuss repair and costs for replacement.

Recommendation

Contact a qualified flooring contractor



Downstairs Hall/Dining Room



Stairs

9.6.1 TUB/SHOWER

ENCLOSURE

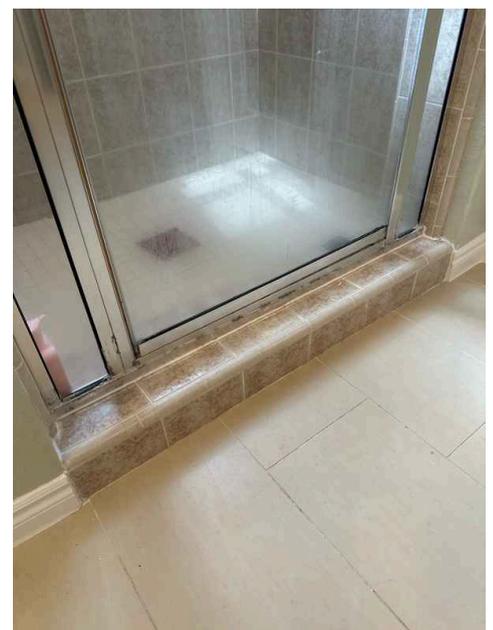
**CORRODED SHOWER DOOR**

MASTER BATHROOM

Corrosion was noted at shower door(s). We advise cleaning or replacing doors as necessary.

Recommendation

Contact a qualified professional.



Master Bathroom

9.6.2 TUB/SHOWER ENCLOSURE

CAULK-MOLDY-TUB/SHOWER

MASTER BATHROOM

Dark staining was observed at caulking in the tub/shower enclosure. This can be caused by a lack of cleaning or an incorrect type of caulking may have been used. We advise having the caulking cleaned or replaced with qualified contractor.

Recommendation

Contact a qualified professional.



Maintenance Item



Master Bathroom

9.6.3 TUB/SHOWER ENCLOSURE

CAULK-MOLDY -SINK

KITCHEN

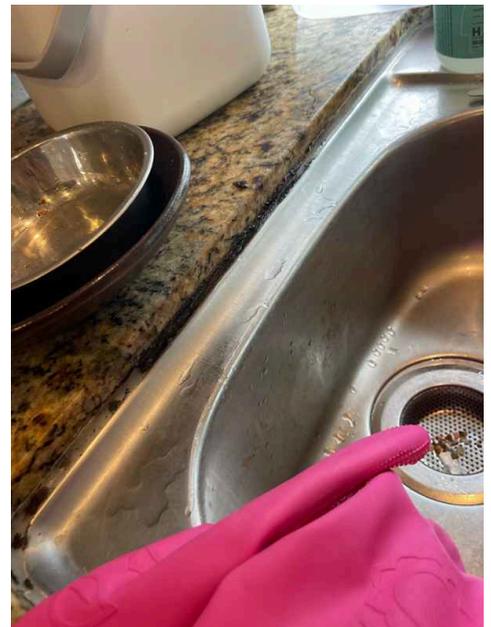
Dark staining was observed at caulking in the sink. This can be caused by lack of cleaning or incorrect type of caulking may have been used. We advise having the caulking cleaned or replaced with qualified contractor.

Recommendation

Contact a qualified professional.



Maintenance Item



Kitchen

9.6.4 TUB/SHOWER ENCLOSURE

SHOWER DOOR SWEEP

MASTER BATHROOM

The shower door seal/sweep was deteriorated/damaged or missing. This can allow water to exit the shower during use. Replacement of the door seal/sweep is advised.

Recommendation

Contact a qualified professional.



Maintenance Item



Master Bathroom

9.7.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

MISSING BACKSPLASH

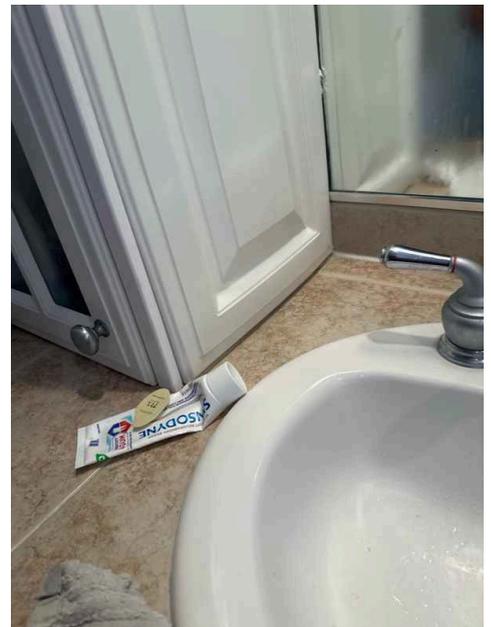
MASTER BATHROOM

No backsplash was installed on the sink. This can allow moisture intrusion below and damage to finishes.

Recommendation

Contact a qualified professional.

 Maintenance Item



Master Bathroom

9.7.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

CAULKING - COUNTER/BACKSPLASH

MASTER BATHROOM

We recommend caulking along the counter and back splash.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



Master Bathroom

9.10.1 WINDOWS (REPRESENTATIVE NUMBER)

SCREENS - TORN, DAMAGED, MISSING

SEVERAL LOCATIONS

Video Maintenance Tip - [Screen Repair](#)

Several screens are missing or damaged. We recommend repair or replace as needed by a qualified person.

Recommendation

Contact a qualified professional.



Rear Exterior



Rear Exterior



Rear Exterior



Right Exterior

9.10.2 WINDOWS (REPRESENTATIVE NUMBER)



Maintenance Item

WINDOW IN SHOWER - LOW

MASTER BATHROOM

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

Recommendation

Recommend monitoring.



Master Bathroom

10: EXTERIOR

Information**General: SIDING MATERIAL**

WOOD TRIM, CEMENT-FIBER,
EXTERIOR PLYWOOD SIDING,
STUCCO

General: GARAGE DOOR STYLE

WOOD - PANEL

General: GARAGE DOOR TYPE

ONE DOOR - AUTOMATIC

General: DRIVEWAY

CONCRETE

General: LOT DRAINAGE

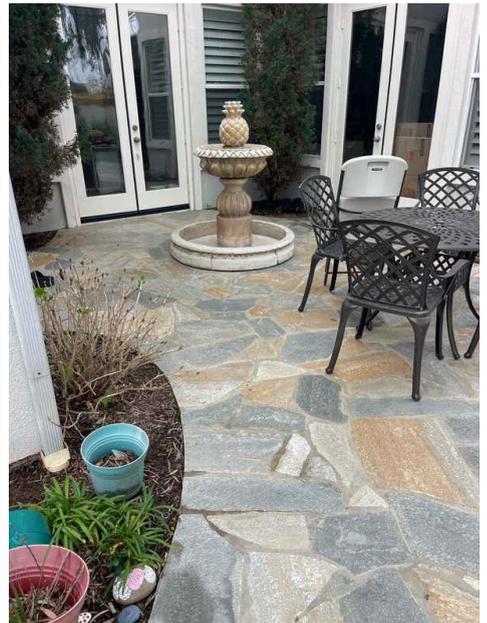
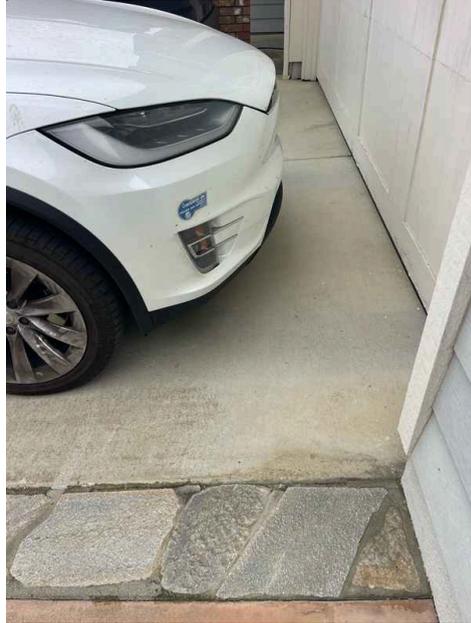
GRADED

General: EAVE CONFIGURATION

OPEN

GRADING & DRAINAGE (With respect to their effect on the condition of the building): Grading & Drainage- Inspected

The grading and drainage around the home appeared adequate. However, due to the lack of recent heavy rain, the inspector was unable to determine how the yard will drain during periods of unusually heavy rain.



GRADING & DRAINAGE (With respect to their effect on the condition of the building): Ground Drains - Present

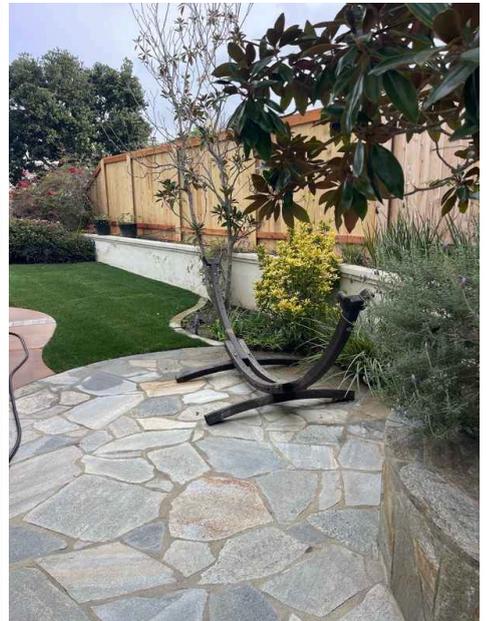
Note: Ground drain lines were visible in the yard. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We advise periodic clean out by a qualified person.



RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall - Inspected

Rear Exterior

Retaining wall present. Wall appears to be in serviceable condition. Note: Confirming that the retaining wall was properly installed, with the required reinforcement and drainage, is not possible within the limited scope of a home inspection.



RETAINING WALLS (With respect to their effect on the condition of the building): Retaining Wall - Lot Information

A retaining wall is present which holds up the lot. Confirming that the retaining wall was properly installed, with the required reinforcement and drainage, is not possible within the limited scope of a home inspection. Confirming that the retaining wall was properly installed requires specialized testing by a licensed geologist, structural engineer, or licensed contractor. If you are concerned with the integrity of the retaining wall, you will need to hire the appropriate person for a consultation.

WALL SIDING FLASHING AND TRIM: Stucco - Inspected

The exterior walls of the home were covered with hard-coat stucco. The Inspector observed no significant deficiencies in the condition of Stucco covering exterior walls.

**WALL SIDING FLASHING AND TRIM: Siding - Inspected**

The exterior walls of the home were covered with siding. The Inspector observed no significant deficiencies in the condition of siding covering exterior walls.



GARAGE VEHICLE DOORS: Garage Door/Hardware - Inspected

Front Exterior

The garage door hardware including the door, track, and springs appear to be functioning as intended.



Front Exterior



Garage

GARAGE DOOR OPERATORS: Sensors - Tested

Garage

Sensors are in place and will reverse the garage door.



DRIVEWAYS, PATIOS, WALKWAYS: SSCN-Less 1/8" -Patio, Driveway, Walkway

Exterior

Typical shrinkage cracks in concrete were observed. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. Cracks in concrete appear for a wide variety of reasons, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be an issue unless they appear in conjunction with another condition.



Left Exterior

EAVES, SOFFITS AND FASCIAS: Eaves/Fascia/Soffit - Inspected

Front/Rear Exterior

At the time of the inspection, the Inspector observed no deficiencies in the condition of the eaves/fascia/soffit.



FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Boundary wall- Small Cracks

Rear Exterior

Typical shrinkage/settlement crack(s) was observed at the boundary wall. Cracks can appear in a boundary wall for a wide variety of reasons, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be an issue unless they appear in conjunction with another condition. Note: The inspector can not observe the footings and is unable to determine if the wall is properly constructed/permitted or determine the potential for future movement.



Rear Exterior

SAFETY GLASS: TEMPERED GLASS - PRESENT

Glass Doors

The glass at the glass doors is tempered, which is indicated by a stamp or marking on the glass.



Tempered Glass

OUTDOOR AREA: OUTDOOR HAZARDS

Unsecured items in the yard may be hazardous to people, especially small children. These items include large pots, bird baths, fountains, statues, benches, tables, etc. which can fall over and cause injury or death. Inspecting these items for proper installation is beyond the scope of a general home inspection. These items should be checked by you to ensure proper installation and securing, or removed for safety.

Limitations

IRRIGATION

IRRIGATION EXEMPT

FRONT/REAR EXTERIOR

Note: Although the inspector may make comments on obvious deficiencies of the irrigation system, such as having an effect on the structure, an adequate inspection lies beyond the scope of the Home Inspection. We do not evaluate landscape sprinklers or irrigation systems.



Front Exterior



Rear Exterior

Repair or replace

10.2.1 GRADING & DRAINAGE (With respect to their effect on the condition of the building)



Maintenance Item

DRAINS - DAMAGED

FRONT EXTERIOR

Yard/gutter drain was noted with damage. This can be problematic during heavy rain or extended irrigation. We recommend repair or replacement.

Recommendation

Contact a qualified professional.



Front Exterior

10.3.1 VEGETATION (With respect to its effect on the condition of the building)

 Maintenance Item

TREES/PLANTS - IN CONTACT

FRONT/REAR EXTERIOR

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

Recommendation

Contact a qualified professional.



Front Exterior



Rear Exterior



Rear Exterior



Rear Exterior

10.5.1 WALL SIDING FLASHING AND TRIM

Recommendation or Safety Upgrade

STUCCO - DAMAGED

REAR EXTERIOR/RETAINING WALL

There is damaged/ deteriorated stucco observed at several areas. We recommend necessary repairs by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



Retaining Wall

10.5.2 WALL SIDING FLASHING AND TRIM

BARE WOOD OR PEELING PAINT

FRONT EXTERIOR

Maintenance Item

Bare wood or peeling paint was observed and needs primer and paint. Maintaining paint is essential to preventing the wood from damage.

Recommendation

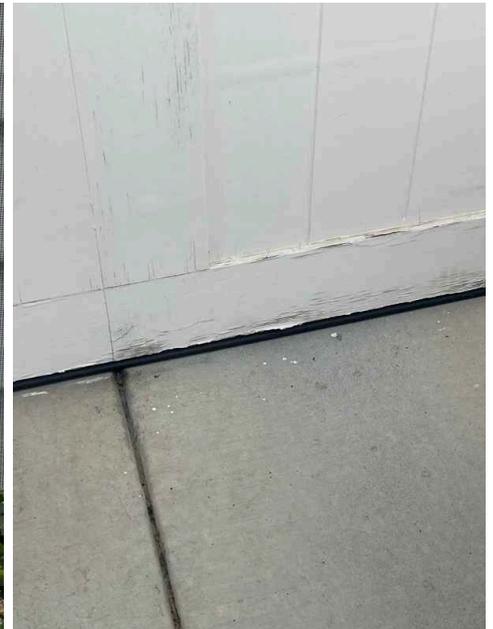
Contact a qualified painting contractor.



Front Exterior



Front Exterior



Vehicle Door

10.5.3 WALL SIDING FLASHING AND TRIM

WEEP SCREED RUSTED - REPAIR OR REPLACE

 Recommendation or Safety Upgrade

REAR EXTERIOR

Stucco screed flashing is rusted at the exterior. This may indicate that the sprinklers are spraying the house, or dirt is too close to the screed. The screed is damaged and requires repair/replacement. Recommend obtaining a quotation for this repair prior to the end of your contingency period by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



Rear Exterior



Rear Exterior



Rear Exterior



Rear Exterior

10.5.4 WALL SIDING FLASHING AND TRIM

SPRINKLERS - SPRAYING HOUSE

FRONT/REAR EXTERIOR

 Recommendation or Safety Upgrade

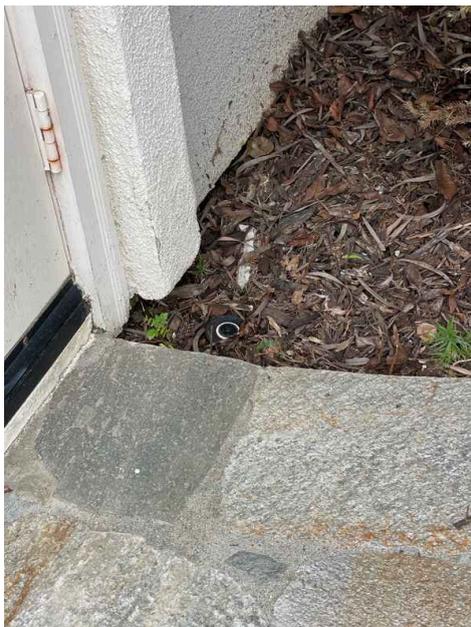
Sprinklers are spraying onto the siding. Long term exposure to water will deteriorate the stucco. We recommend adjusting the sprinklers to spray away from the house, convert the sprinkler heads to a drip system, or create a hardscape zone around the house. There may already be some damage to the underlayment behind the siding. Determining if there is damage to the underlayment is not possible due to the limited visual nature of a home inspection.

Recommendation

Contact a qualified landscaping contractor



Front Exterior



Rear Exterior



Rear Exterior



Rear Exterior

10.5.5 WALL SIDING FLASHING AND TRIM

WEEP SCREED - GROUND CONTACT

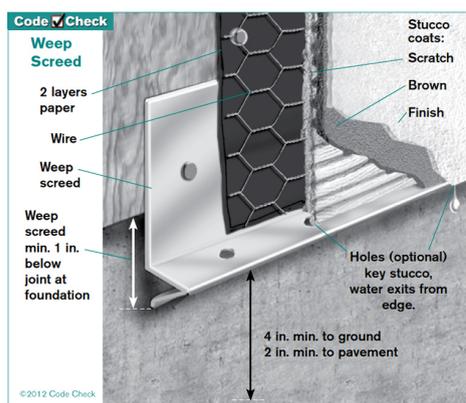
 Recommendation or Safety Upgrade

REAR EXTERIOR

Stucco/weep screed was in contact with the ground at exterior. The weep screed is the metal band at the base of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil above the weep screed can lead to stucco damage due to limited airflow. We recommend a ground clearance of four inches where possible to allow for proper drainage and for ventilation of the stucco walls. Dirt in contact with the stucco can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend further evaluation and correction by a qualified landscape contractor.

Recommendation

Contact a qualified professional.



Rear Exterior



Rear Exterior

10.6.1 DOORS (Exterior)

**WOOD DAMAGE
DOOR(S)/FRAME**

RIGHT EXTERIOR/GARAGE

Some damaged wood was observed at the exterior door(s)/frames. We recommend referring to the pest inspection report for a detailed evaluation of the wood.

Recommendation

Contact a qualified pest control specialist.



Recommendation or Safety Upgrade



Garage/Right Exterior

10.6.2 DOORS (Exterior)

SLIDER SCREEN - STICKS

KITCHEN

The sliding screen door sticks and is difficult to slide. We advise repair or replacement by a qualified person.

Recommendation

Contact a qualified professional.



Maintenance Item



Kitchen

10.6.3 DOORS (Exterior)

**WEATHER-STRIPPING
DAMAGED/MISSING**

GARAGE

The exterior door weather-stripping is damaged or missing. We advise replacement.

Recommendation

Contact a qualified door repair/installation contractor.



Maintenance Item



Garage Exterior Door

10.6.4 DOORS (Exterior)

EXTERIOR DOORS RUB/STICK

REAR EXTERIOR

Exterior doors stick/rub on the frames or thresholds. We advise repair by a qualified person.

Recommendation

Contact a qualified professional.

 Recommendation or Safety Upgrade



Courtyard



Living Room



Kitchen

10.7.1 GARAGE VEHICLE DOORS

GARAGE DOOR - WEATHER SEAL-BOTTOM

GARAGE

 Maintenance Item

The weather seal was damaged/missing does not extend the length of the garage door or does not seal properly to the garage floor. This can allow pest intrusion. We advise repair or replacement with a qualified person.

Recommendation

Contact a qualified door repair/installation contractor.



Garage

10.10.1 DRIVEWAYS, PATIOS, WALKWAYS

 Recommendation or Safety Upgrade

PATHWAY - TRIP HAZARD

REAR EXTERIOR

Tripping hazard exists at the pathway. We recommend repair to avoid injuries.

Recommendation

Contact a qualified professional.



Rear Exterior

10.12.1 FENCE, LANDSCAPE WALLS, BOUNDARY WALLS

 Recommendation or Safety Upgrade

FENCE LEANING/LOOSE

REAR/LEFT EXTERIOR

The fence is loose and leaning at some locations. We advise necessary repairs or replacing as needed by a licensed contractor.

Recommendation

Contact a qualified fencing contractor



Rear Exterior



Left Exterior

10.12.2 FENCE, LANDSCAPE WALLS, BOUNDARY WALLS

 Recommendation or Safety Upgrade

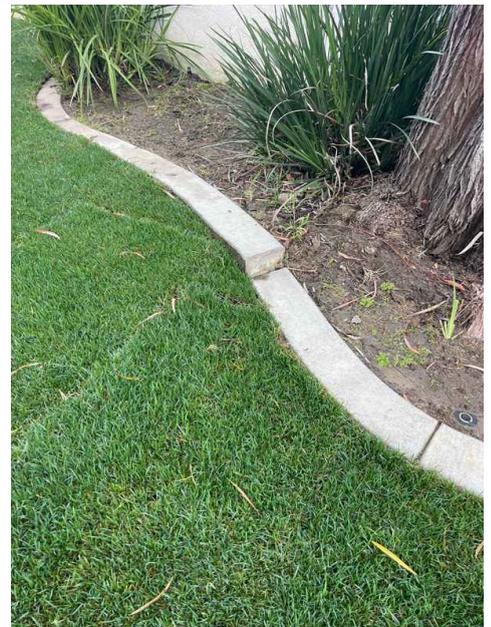
DETERIORATED/DAMAGED- GENERAL

REAR EXTERIOR

Boundary/Landscape walls exhibited significant damage or deterioration at the time of the inspection. Repair or replacement can be costly. We recommend further evaluation and repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



Rear Exterior

11: ROOF

Information

General: ROOF COVERING TYPE
CONCRETE TILE

General: VIEWED ROOF COVERING FROM
GROUND, ATTIC, DRONE, Upstairs windows

ROOF COVERINGS (Surface of roofing materials): Roof Covering - Inspected

Roof

The roof shows normal wear for its age and type; appears to be in serviceable condition. Notable exceptions will be listed below.

**ROOF COVERINGS (Surface of roofing materials): Inspected w/Drone**

Roof

The roof covering was inspected from the ground, windows, attic, and remotely with the use of a drone to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible. Be advised a roofer with the added benefit of walking the roof may find additional defects not listed in this report.

**Limitations**

ROOF COVERINGS (Surface of roofing materials)

UNDERLAYMENT - NOT INSPECTED

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Repair or replace

11.2.1 ROOF COVERINGS

(Surface of roofing materials)



Recommendation or Safety Upgrade

TILE ROOF 25 YEARS+

The tile roof appears to be 25 years old or more. Tile roofs of this age may have an underlayment that is near the end of its expected life. It is important to understand that the underlayment commonly known as "tar paper" has a life span that may be limited to 25 years depending on the quality of materials, installation, sun exposure, ventilation of the attic, and maintenance. Replacing the underlayment can be costly. Since home inspectors do not lift roof tiles, you should have the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining or the cost of repair/replacement before the close of your contingency period.

Recommendation

Contact a qualified roofing professional.



11.3.1 FLASHINGS/ROOF PENETRATIONS



Recommendation or Safety Upgrade

SEALANT CRACKED - VENTS

ROOF

The sealant around flashings is cracked. We advise further corrections by a licensed roofer.

Recommendation

Contact a qualified roofing professional.



11.3.2 FLASHINGS/ROOF PENETRATIONS



Maintenance Item

NO PAINT AT FLASHINGS OR VENT PIPES

ROOF

Sheet metal flashings and ABS plumbing vents were not painted. Paint is required at the ABS vents and recommended at exterior sheet metal. We advise corrections with qualified painter.

Recommendation

Contact a qualified painting contractor.



11.5.1 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

 Maintenance Item

GUTTERS - PARTIAL
FRONT/REAR EXTERIOR

Some rain gutters and downspouts are present. A complete rain gutter system helps control water flow and keeps moisture away from the foundation. We recommend installing gutters and downspouts to prevent erosion or water intrusion by diverting runoff away from the house. During heavy rain, a large quantity of water runs off of the roof. Much of this water splashes up against the house including doors and thresholds. This is a common area to find damaged wood due to excessive water exposure. Since doors are not waterproof, water can enter the living space.

Recommendation

Contact a qualified gutter contractor



11.5.2 ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

 Maintenance Item

GUTTERS- CLEAN
ROOF

Gutters require cleaning. We recommend having them cleaned by a qualified person.

Recommendation

Contact a qualified professional.



12: STRUCTURAL COMPONENTS

Information

General: FOUNDATION
POURED CONCRETE

General: 1ST LEVEL FLOOR
STRUCTURE
SLAB

General: FOUNDATION BOLTS
YES - BOLTED*

General: WALL STRUCTURE
WOOD STUDS

General: ROOF STRUCTURE
ENGINEERED WOOD TRUSS

**General: METHOD USED TO
OBSERVE ATTIC**
CRAWLED, LIMITED ACCESS

General: ATTIC ACCESS INFO
SCUTTLE HOLE

General: LOT TYPE
FLAT (Less than 15 deg.)

STRUCTURE (Informational): STRUCTURE - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home's structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, such as anchor bolts, shear walls, and seismic hardware. In the absence of any major defects, the home inspector may not recommend that you consult with a foundation contractor, structural engineer, or geologist, but this should not deter you from seeking the opinion of any such expert. Our inspection of foundations conforms to InterNACHI standards of a generalist and not a specialist, and we do not use any specialized instruments to determine if the floors are level. Floors are rarely perfectly level, and it is generally agreed that a slope of one inch or less in twenty feet is commonplace and a difference that is usually observable. If you suspect that your floors are out of level or if you want to determine if they are, you can employ a specialist to conduct a manometer survey.

SLAB (Observable Evidence of Structural Defects - Concrete Floors): Slab Not Visible

Due to floor coverings throughout the house, the slab was not visible.

SLAB (Observable Evidence of Structural Defects - Concrete Floors): POST TENSION SLAB

This house has a post-tensioned slab. Slab should not be cut or drilled.



SLAB (Observable Evidence of Structural Defects - Concrete Floors): Slab - Info

Cracking is very common in concrete slabs. Home inspectors do not lift flooring materials and therefore cannot describe the condition of the slab without additional evidence of structural defects. You may find cracks in the slab when flooring materials are replaced. Most slab cracking is not structurally significant unless ground movement is the cause. It would be rare to find a slab foundation that did not include some cracks concealed beneath the flooring material. Older structures are more likely to have some cracking due to their age and the standards in effect at the time of construction. The inspector may not be able to determine the presence of any cracking. The only way to do this would be to lift all of the flooring material which is certainly outside the scope of a generalist home inspection or to have a manometer survey performed by a qualified specialist. Simply because we do not report any evidence of cracking should not deter you from consulting with a foundation contractor, structural engineer, or geologist. It is the client's responsibility to arrange for lifting of the flooring, or additional evaluation by a licensed structural engineer if the client has concerns about the adequacy or integrity of the structure.

ROOF STRUCTURE AND ATTIC: Attic Structure - Inspected

Attic

At the time of the inspection, the Inspector observed no deficiencies in the condition of the attic structural framing.



Limitations

FOUNDATIONS (Observable Evidence of Structural Defects)

FOUNDATION - CONCEALED ITEMS

GARAGE

Some areas of the exterior wall and foundation are not visible due to being blocked, concealed by stored items against the house. We recommend having these items removed and inspecting these areas for concealed defects prior to the end of your contingency period.



Garage

FOUNDATION BOLTS (Foundation bolts present)

NOT VISIBLE

Foundation anchor bolts were not observable due to finished wall material.

13: INSULATION AND VENTILATION

Information

General: ATTIC INSULATION

FIBERGLASS BATT

General: R- VALUE

APPROXIMATE R-19

General: DRYER VENT

FLEXIBLE METAL

General: ATTIC VENTILATION

GABLE VENTS, O'HAGEN (FLAT)
VENTS

INSULATION AND VAPOR RETARDERS (in unfinished spaces): Insulation - Inspected

Attic

Insulation in the attic appears to be functioning as intended.



VENTILATION OF ATTIC: Attic ventilation - Inspected

Attic venting appeared to be sufficient at the time of the inspection.



O'Hagen Flat Vents



Gable Vents

CLOTHES DRYER VENTING SYSTEM: Dryer vent - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.



Dryer Vent

BATHROOM VENTING: Exhaust Fans - Tested

Bathrooms

The exhaust fan(s) were tested and were functional at the time of inspection. (This is not an exhaustive test, and does not evaluate the performance or effectiveness of the vent(s).)



Half Bathroom

BATHROOM VENTING: Aged

Bathrooms

Note: The bathroom exhaust fans appears to be original and older than their expected service life. The average life of a bathroom exhaust fan is 20 years. Some units may last for more or less than 20 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.



Half Bathroom

BATHROOM VENTING: Windows Present

Front/Upstairs En-suite/Upstairs Hall/Master Bathrooms

No bathroom exhaust fans were installed in these bathrooms. However, windows were present in these bathroom which meets current building standards.



Front En-suite Bathroom



Upstairs En-suite Bathroom



Master Bathroom



Upstairs Hall Bathroom

LAUNDRY ROOM VENTING: Vent - Functioned

Laundry Room

The laundry area vent was operational when tested.



Laundry Room

LAUNDRY ROOM VENTING: Exhaust Fan - Aged

Laundry Room

The exhaust fan appears to be older than its expected service life. The average life of an exhaust fan is 20 years. Some units may last for more or less than 20 years depending on quality and usage. To see a complete list of life expectancies for just about every component in a house, please visit our list of Life Expectancy.



Laundry Room

14: UTILITY SHUT-OFF

Information

MAIN WATER SHUT-OFF DEVICE: Location - Garage

Garage

The main water shut-off valve is located in the garage.



Water Shut Off

MAIN PANEL AND DISTRIBUTION PANELS: Main - Right Exterior

Right Exterior

The main Electrical panel and shut off is located at the right exterior side of the house (facing front).



Main Electrical Shut Off

MAIN GAS SHUT OFF VALVE: Gas shut off - Right Exterior

Right Exterior

The main gas shut-off valve is located at the gas meter at the right side of the house (facing the front).



Gas Shut Off

15: OUTDOOR COOKING EQUIPMENT/AREA

Information

General: FUEL SOURCE

NATURAL GAS

COOKING EQUIPMENT: Grill/BBQ - Inspected

Rear Exterior

The home was equipped with an outdoor grill/bbq. The grill/bbq was operable at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the grill/bbq. We recommend review of this system with the seller if a more detailed evaluation is desired.



Repair or replace

15.2.1 COOKING EQUIPMENT

GAS PLUMBING - EXTERIOR BBQ

REAR EXTERIOR



Note: We do not evaluate gas piping serving BBQ's, fire pits or spas and it should be verified that all exterior gas lines were permitted and inspected by the local authority having jurisdiction.

Recommendation

Contact a qualified professional.



15.4.1 PLUMBING

COLD ONLY

REAR EXTERIOR

Note: Faucet is plumbed with cold water only.

Recommendation

Contact a qualified professional.



Maintenance Item



15.4.2 PLUMBING

SINK - YARD DRAIN

REAR EXTERIOR

Sink drain was connected to yard drainage system. You should avoid cleaning or dumping paint and solvents in sink as the water makes its way to the street storm drain system.

Recommendation

Contact a qualified professional.



Maintenance Item



16: FOUNTAINS AND WATER FEATURES

Repair or replace

16.1.1 OPERATION OF OUTDOOR FOUNTAIN



Recommendation or Safety Upgrade

FOUNTAIN INOPERABLE

REAR EXTERIOR

The home was equipped with a fountain that was inoperable/off at the time of the inspection. Inspection of water features lies beyond the scope of the General Home Inspection. We recommend further review of this system with a qualified landscape contractor to determine function.

Recommendation

Contact a qualified professional.



Rear Exterior

17: REPAIR QUOTES

Information

REPAIR QUOTES

To get a free cost breakdown on repairing these defects we have partnered with TheQwikFix.

TheQwikFix turns any home inspection report into a competitive repair quote in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote that you can use to negotiate repair credits and/or hire contractors directly through their platform.

What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card, or even escrow.

How to get a quote:

1. Download your inspection report as a PDF
2. Click the blue 'Get Your Repair Quote Now' button below.
3. Follow the prompts to request your quote (this will only take a couple of minutes).

With TheQwikFix, you can eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!

[Get Your Repair Quote Now](#)

STANDARDS OF PRACTICE

BUILT-IN APPLIANCES

All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the [Table of Life Expectancy](#).

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

PLUMBING SYSTEM

Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason, we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned by The Real Estate Inspection Company or accept the risk of any damage that might occur.

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

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

ELECTRICAL SYSTEMS

The electrical system is evaluated for proper installation, functionality of fixtures, and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit or the effectiveness of each breaker. This takes specialized tools that are outside the scope of a home inspection.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

HEATING EQUIPMENT

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

COOLING EQUIPMENT

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

FIREPLACES

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

FIRE/SAFETY

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

Important Smoke Alarm Law SB 745: A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article "When and Where are Smoke Alarms Required?"

July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.

July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.

July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10-year non-removable battery.

From now on, any repairs, alterations or additions greater than \$1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

INTERIORS

Note: reported items on the interior surfaces can be evidence of more significant defects. Stains on ceilings may be evidence of roof or plumbing leaks. Stains on walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

Home inspectors do NOT comment on cosmetic items such as wall, window, and floor coverings, stains on counters, etc.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

EXTERIOR

Note: reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm the proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks, or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if the client has concerns about defects indicated in this report.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

ROOF

What remains true of all roofs is that, in so far as their condition can be evaluated within the scope of a home inspection, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be concealed. Consequently, we cannot and do not give any guarantees. We will examine the roof, and evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. We also cannot predict the integrity of the roof during unforeseen severe weather conditions such as wind-driven rain or monsoonal rains. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

NOTE: ITEMS IDENTIFIED IN THIS SECTION CAN BE EVIDENCE OF MORE SIGNIFICANT ROOF DEFECTS. A HOME INSPECTION IS A CURSORY EVALUATION OF THE ROOF SYSTEM, NOT AN EXHAUSTIVE TEST. A HOME INSPECTION CAN NOT PREDICT THE INTEGRITY OF THE ROOF UNDER ALL CIRCUMSTANCES SUCH AS VARIOUS WEATHER CONDITIONS. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF THE CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

STRUCTURAL COMPONENTS

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

INSULATION AND VENTILATION

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)