

THE REAL ESTATE
INSPECTION COMPANY

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HOME INSPECTION

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02/11/2026



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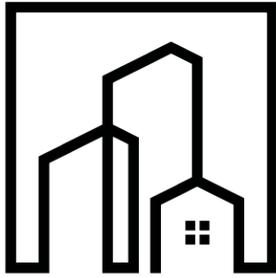
1st Class Real Estate

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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.



ITEMS INSPECTED



MAINTENANCE ITEM

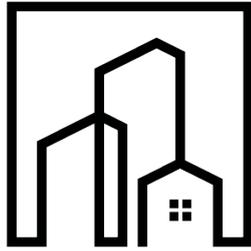


RECOMMENDATION OR
SAFETY UPGRADE



ACTION ITEM OR FURTHER
REVIEW

SUMMARY



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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.

- 🔧 3.3.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub - Chipped Enamel
- ⊖ 3.7.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Transite*
- ⊖ 3.8.1 PLUMBING SYSTEM - TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE: T&P Drainline - Uphill
- ⊖ 3.9.1 PLUMBING SYSTEM - WATER HEATER STRAPPING, BRACING AND PLATFORM: Seismic Strapping - Not Enough
- ⚠️ 3.10.1 PLUMBING SYSTEM - WATER PRESSURE AND REGULATOR: High H2O Pressure
- 🔧 4.2.1 ELECTRICAL SYSTEMS - MAIN AND DISTRIBUTION PANELS: Labels - None
- ⊖ 4.6.1 ELECTRICAL SYSTEMS - JUNCTION BOXES (Observable): Open Junction Box
- ⊖ 4.10.1 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): No GFCI at Bathroom
- 🔧 5.2.1 HEATING EQUIPMENT - HEATING EQUIPMENT: OLD Gas Furnace - 20+ Years
- ⚠️ 5.2.2 HEATING EQUIPMENT - HEATING EQUIPMENT: Cycling
- ⊖ 5.5.1 HEATING EQUIPMENT - DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers): Duct - UV damage
- 🔧 7.2.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Creosote-Clean Chimney
- ⊖ 7.3.1 FIREPLACES - DAMPER AND/OR DAMPER CLAMP: Damper Clamp - None
- ⊖ 8.3.1 FIRE/SAFETY - AUTO CLOSER (GARAGE DOOR): Closer - Inadequate
- ⊖ 8.4.1 FIRE/SAFETY - FIRE WALL: Firewall Breach

- ⊖ 9.8.1 INTERIORS - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Railing - Spacing
- ⊖ 9.9.1 INTERIORS - DOORS (REPRESENTATIVE NUMBER): Door Sticks Frame
- ⊖ 10.4.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Damaged wood trim
- ⊖ 10.7.1 EXTERIOR - GARAGE DOOR OPERATORS: Photo Eye - None
- ⊖ 10.9.1 EXTERIOR - EAVES, SOFFITS AND FASCIAS: FASCIA/EAVES - TERMITES/ROT
- 🔧 10.10.1 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence Vegetation
- ⊖ 11.2.1 ROOF - ROOF COVERINGS (Surface of roofing materials): Slipped Tiles
- ⊖ 11.2.2 ROOF - ROOF COVERINGS (Surface of roofing materials): Cracked Tile(s)
- 🔧 11.2.3 ROOF - ROOF COVERINGS (Surface of roofing materials): Roof Covering - MOSS
- ⊖ 11.3.1 ROOF - FLASHINGS/ROOF PENETRATIONS: Sealant Cracked - Vents

1: INSPECTION DETAILS

Information

General: Style of Home

SINGLE FAMILY DETACHED

General: Year Built

1981

General: Weather

Heavy Rain

General: Temperature at Start of Inspection

64

General: Rain in last 3 days

Yes

General: In Attendance

Seller, Client's Agent

General: Photos Of Typical Exterior Elevations

Photos of elevations and exteriors.

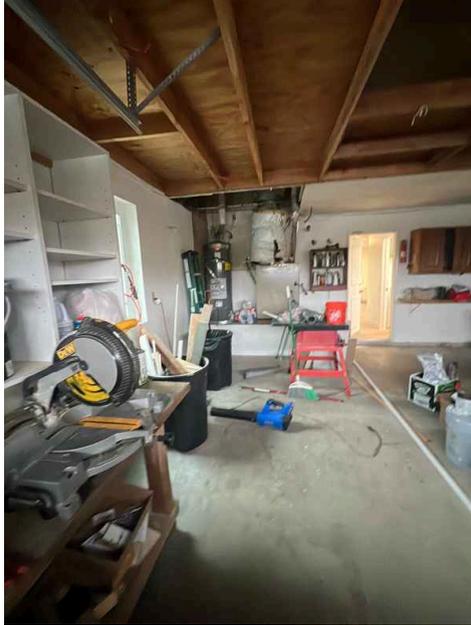
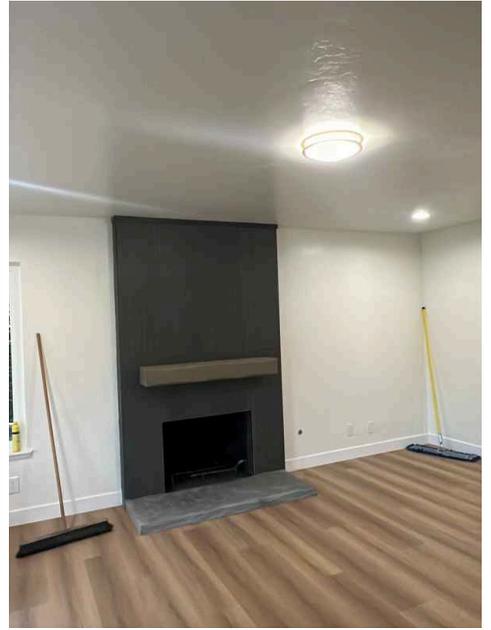


Limitations

General

VACANT

This house was vacant at the time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating a blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.





2: BUILT-IN APPLIANCES

Information

General: EXHAUST/RANGE HOOD
VENTED TO EXTERIOR

General: RANGE
ELECTRIC

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.



RANGES/COOKTOP: Range - INSPECTED

The range was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the range. Notable exceptions will be listed below.



FOOD WASTE DISPOSER: Disposer - INSPECTED

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

**RANGE HOOD/VENT: Vent - Inspected**

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.

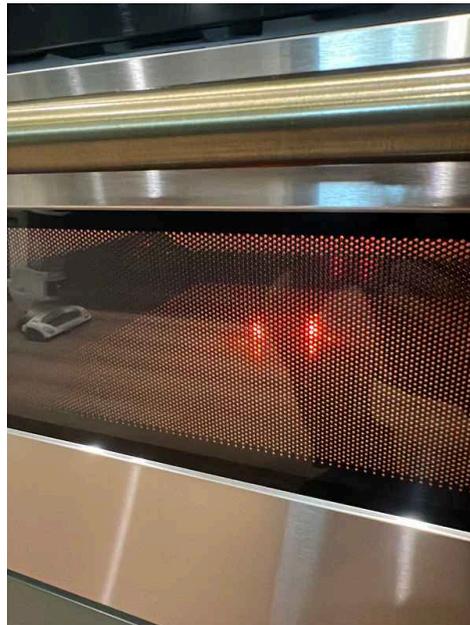


RANGE HOOD/VENT: Light - Inspected

The range exhaust light was tested and was functional at the time of the inspection.

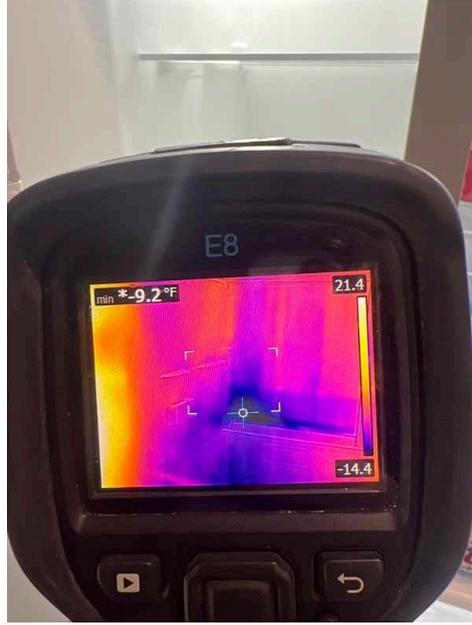
**MICROWAVE COOKING EQUIPMENT (Built-in): Microwave - INSPECTED**

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



REFRIGERATOR: REFERIGERATOR - INSPECTED

The interior temperatures of the refrigerator and freezer were observed using a thermal camera, and the refrigerator appeared to be functional. This is not an exhaustive test and does not assess the efficiency of the refrigerator. Appliances are not moved to inspect the walls, floors, or other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



WASHER/DRYER: CLOTHES WASHER/DRYER - INSPECTED

The clothes washer and dryer were run through a short cycle during the inspection and appeared to be functional. This is not an exhaustive test and does not verify the cleaning efficiency of the clothes washer/dryer. Washers and dryers are not moved to inspect the walls/floors/other components behind them. We recommend that you keep a good home warranty in place, which covers the appliances.



3: PLUMBING SYSTEM

Information

General: WATER SOURCE

PUBLIC

General: PLUMBING**DISTRIBUTION (Observable Only)**

COPPER, PEX*

General: GAS DISTRIBUTION

IRON PIPE

General: WASHER DRAIN SIZE

2" DIAMETER

General: PLUMBING WASTE

DRAIN TEST - YES*, ABS

General: WATER HEATER POWER SOURCE

NATURAL GAS

General: WATER HEATER FLUE MATERIAL

TRANSITE*, DOUBLE WALL

General: CAPACITY

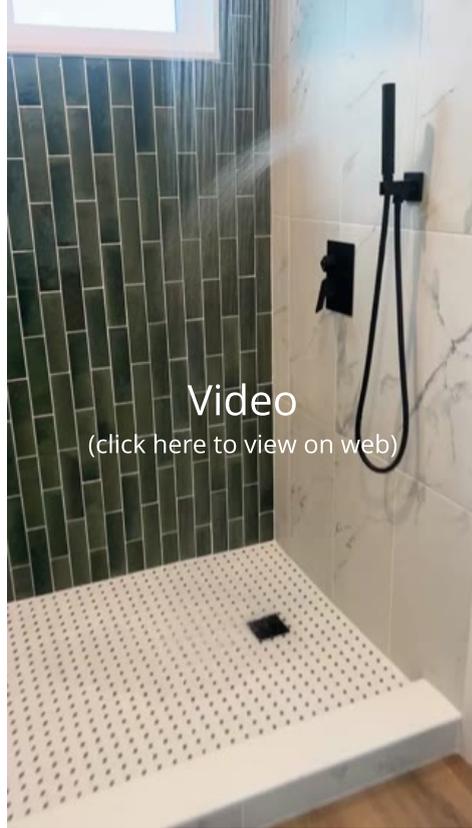
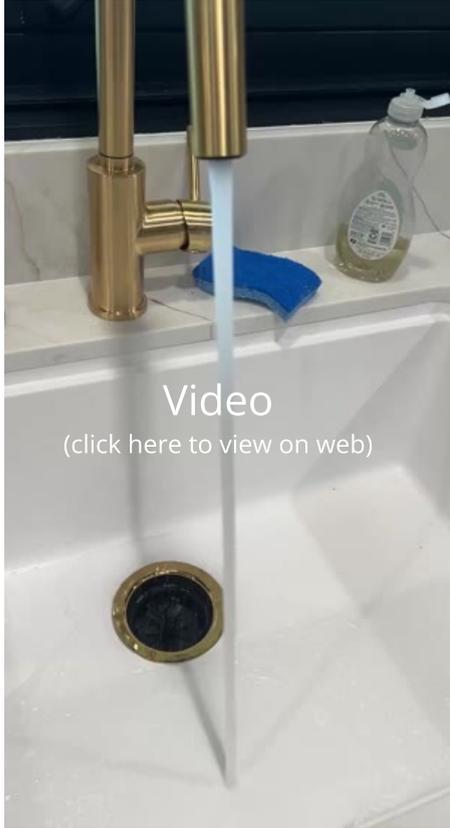
40 GAL

General: YEAR MANUFACTURED

2022

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.



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

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.

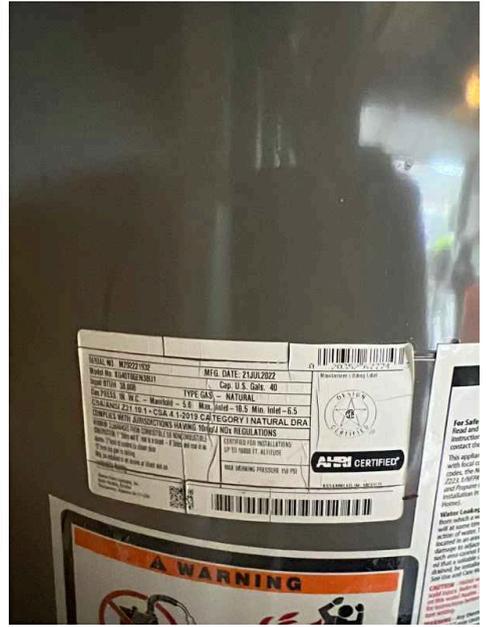
**WATER SUPPLY AND DISTRIBUTION SYSTEM: PEX - Re-Pipe**

This home has had a re-pipe, indicating past leaks may have occurred in the distribution piping. The original supply piping was abandoned and new pipes were installed where visible. PEX non-metallic water distribution lines have been installed when re-piped. Our inspection is limited to the visible connectors and pipes. We advise reviewing with the seller for repair history.



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

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.

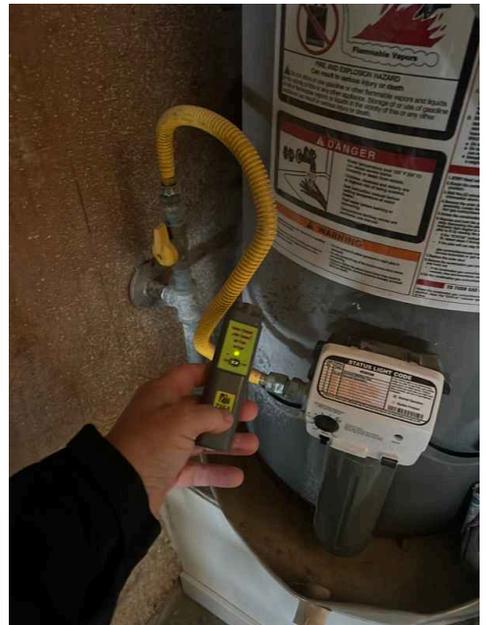


WATER HEATER(S), FLUES AND VENTS: TEMPERATURE - Normal

Hot water temperature was tested at faucets during the inspection and was found to be operating within normal range which indicates the water heater was functioning as intended.

GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Leak Test - Inspected

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

**TUB - CHIPPED ENAMEL**

UPPER 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.



3.7.1 WATER HEATER(S), FLUES AND VENTS

**TRANSITE***

A cementitious-type flue was present which may contain asbestos and other hazards. The only way to confirm the presence or absence of asbestos is through lab testing. In addition, this type of flue can deteriorate over time causing blockage inside the flue which is a Carbon Monoxide hazard. We recommend removal by a qualified contractor.

Recommendation

Contact a qualified professional.



3.8.1 TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE

**T&P DRAINLINE - UPHILL**

The water heater T&P discharge pipe is installed with an uphill slope. This is a non-standard installation and is against the manufacturer's installation requirements.

Recommendation

Contact a qualified plumbing contractor.



3.9.1 WATER HEATER STRAPPING, BRACING AND PLATFORM

Recommendation or Safety Upgrade

SEISMIC STRAPPING - NOT ENOUGH

The water heater is improperly strapped. Seismic strapping is required to be installed 4 inches above the controls, and at the top 1/3 of the water heater. We recommend installation of a seismic strap kit by a qualified person. Proper installation can be found by visiting http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf

Recommendation

Contact a qualified professional.



3.10.1 WATER PRESSURE AND REGULATOR

Action Item or Further Review

HIGH H2O PRESSURE

High water pressure noted. This can cause water lines, faucets and water supplied appliances to fail and leak. We advise having a licensed plumber repair or install a new pressure regulator, to allow a PSI range of 50-70.

Recommendation

Contact a qualified plumbing contractor.



4: ELECTRICAL SYSTEMS

Information

General: ELECTRICAL SERVICE CONDUCTORS

BELOW GROUND, COPPER, 220 VOLTS

General: WIRING METHODS

ROMEX

General: MAIN PANEL CAPACITY

100 AMP

General: ELEC. PANEL MANUFACTURER

SQUARE D

General: EXTERIOR LIGHTING CONTROL

STANDARD SWITCHED

General: PANEL TYPE / POWER TYPE

CIRCUIT BREAKERS

General: BRANCH WIRE 15 and 20 AMP

COPPER

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

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)



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.

BRANCH CIRCUIT CONDUCTORS: Pre-1995 Wiring

Electrical codes have evolved, and continue to evolve each year. Older homes did not have the same requirements as newer homes. This evolution is a response to new electrical conveniences, safety concerns, and modern lifestyles. For example, a house built prior to the 1960s did not have a receptacle for garage door openers, microwaves, dishwashers, and clothes washers for example simply because these items were not available. Houses constructed prior to 1995 have many more circuits, receptacles, and safety features than old homes, but they likely have numerous receptacles on one circuit and do not have as many dedicated circuits as a new electrical system. This is typically the case in kitchens where all receptacles share one circuit (dishwasher, waste disposer, refrigerator, counter receptacles, etc.). This may become a conflict when new appliances are installed such as over-the-range microwaves. Many installation companies insist on current standards before they will install items such as microwaves, ovens, dishwashers, garage door openers, or washers and dryers. As a result, they may not install new items without insisting on some electrical upgrades. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Note: older homes are NOT required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility.

EXTERIOR LIGHTING: Exterior Lights - Inspected

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



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

Repair or replace

4.2.1 MAIN AND DISTRIBUTION PANELS



Maintenance Item

LABELS - NONE

The breakers are not labeled. We recommend properly labeling the breakers for safety.

Recommendation

Contact a qualified professional.



4.6.1 JUNCTION BOXES

(Observable)



Recommendation or Safety Upgrade

OPEN JUNCTION BOX

Open junction box noted. Whenever wires are joined together the junction box must have a cover for safety. We advise installing an approved cover plate for safety.

Recommendation

Contact a qualified electrical contractor.



Attic

4.10.1 OPERATION OF GFCI
(GROUND FAULT CIRCUIT
INTERRUPTERS)

Recommendation or Safety Upgrade

NO GFCI AT BATHROOM

No GFCI receptacle was found in the bathroom. We recommend that a duplex GFCI outlet be installed.

Recommendation

Contact a qualified electrical contractor.



Lower 1/2 bathroom

5: HEATING EQUIPMENT

Information

General: HEAT TYPE

FORCED AIR

General: ENERGY SOURCE

NATURAL GAS

General: NUMBER OF HEAT SYSTEMS (excluding wood)

ONE

General: DUCTWORK

INSULATED

General: FLUE MATERIAL

DOUBLE WALL METAL

General: FILTER TYPE

DISPOSABLE, WASHABLE

General: AGE OF HEATING EQUIPMENT

GAS - OVER 25 YEARS*

General: THERMOSTAT LOCATION

DOWNSTAIRS HALLWAY

NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Functional

The thermostat was 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 thermostat.



Repair or replace

5.2.1 HEATING EQUIPMENT



OLD GAS FURNACE - 20+ YEARS

The furnace is an older unit which may be nearing the end of its 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



5.2.2 HEATING EQUIPMENT
CYCLING

! Action Item or Further Review

The heating unit is cycling on and off. We recommend further evaluation and repair by a licensed heating contractor.

Recommendation

Contact a qualified heating and cooling contractor



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

➔ Recommendation or Safety Upgrade

DUCT - UV DAMAGE

Some of the ductwork has been damaged by exposure to UV rays (sunlight) through the roof vents. UV rays deteriorate the plastic sleeve around the duct allowing the insulation layer to fall away from the duct, reducing efficiency. We recommend further evaluation and repair by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



6: COOLING EQUIPMENT

Information

General: NUMBER OF A/C UNITS
NONE*

Limitations

COOLING AND AIR HANDLER EQUIPMENT

AC - NONE - PRE-PLUMBED

No AC was installed in the house. The house was pre-plumbed and pre-wired for AC.



7: FIREPLACES

Information

General: TYPES OF FIREPLACES

MASONRY BLOCK

General: NUMBER OF FIREPLACES

ONE

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

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.



Limitations

OPERATING CONTROLS**GAS OFF**

There was no gas service to the house at the time of inspection. If the fireplace has gas plumbed to it, it could not be checked for proper function.



Repair or replace

7.2.1 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Maintenance Item

CREOSOTE-CLEAN CHIMNEY

Creosote/soot build-up was noted at the chimney. We advise obtaining professional cleaning.

Recommendation

Contact a qualified chimney sweep.



7.3.1 DAMPER AND/OR DAMPER CLAMP



Recommendation or Safety Upgrade

DAMPER CLAMP - NONE

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 clamp.

Recommendation

Contact a qualified professional.

8: FIRE/SAFETY

Information

General: FIRE SPRINKLERS

None Present

General: SECURITY SYSTEM

None Present

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

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

**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.



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

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.



Repair or replace

8.3.1 AUTO CLOSER (GARAGE DOOR)



Recommendation or Safety Upgrade

CLOSER - INADEQUATE

The auto closer at the fire door did not adequately close the door, and requires adjustment or replacement. The auto closer must close the door within 3 seconds with enough force to latch the door.

Recommendation

Contact a qualified professional.



8.4.1 FIRE WALL



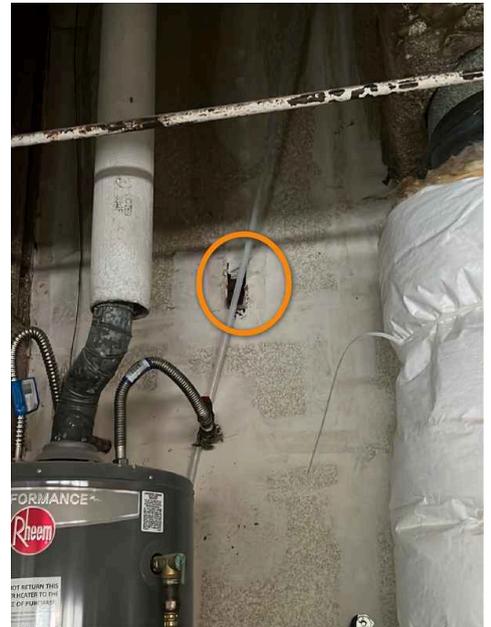
Recommendation or Safety Upgrade

FIREWALL BREACH

Hole (s) in the fire wall was observed in the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated drywall must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall by a qualified person.

Recommendation

Contact a qualified professional.



9: INTERIORS

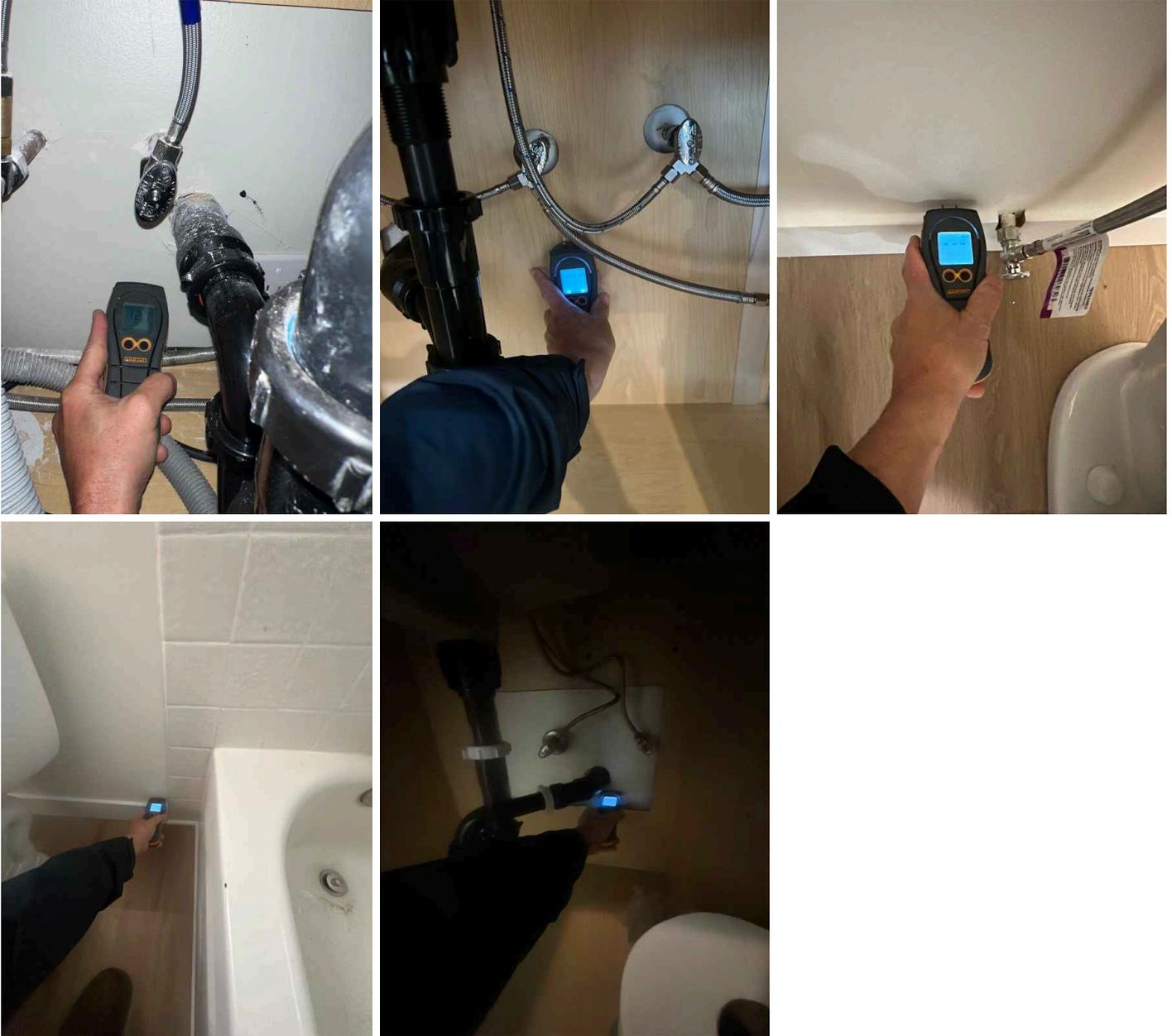
Information

**General: CEILING & WALL
MATERIALS**
SHEETROCK

General: WINDOW TYPES
RETROFIT*, 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 : Recently Painted

Note: The interior appears to have been recently painted.

INTERIORS - General and Visual Mold Assessment : 40+ Years Note

NOTE: This home is more than 40 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.

CEILING: Ceilings - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.



WALLS: Walls - Inspected

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

**FLOOR COVERINGS: Floors - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

TUB/SHOWER ENCLOSURE: Shower Pan Test - Inspected

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.



COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cabinets - Inspected

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



WINDOWS (REPRESENTATIVE NUMBER): Retrofit Windows - Information

Note about retrofit (replacement) windows: Retrofit windows are inspected for proper operation and visible evidence of defects such as damage which results from leaks. A home inspection is that of a generalist and not a specialist. As such, this inspection report cannot guarantee against leaks. To do so would require water testing with specialized equipment by a specialist in this field. Replacement windows are not flashed the same way as original windows. They are most often inserted into the opening of the old window and sealed with sealant. A leak at the original window may not be remedied by the installation of retrofit windows. It is important for you or a qualified professional to inspect the windows after the next rain for any signs of leaking. Failure to do so can result in property damage including damage to the framing members, flooring and drywall.

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

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.

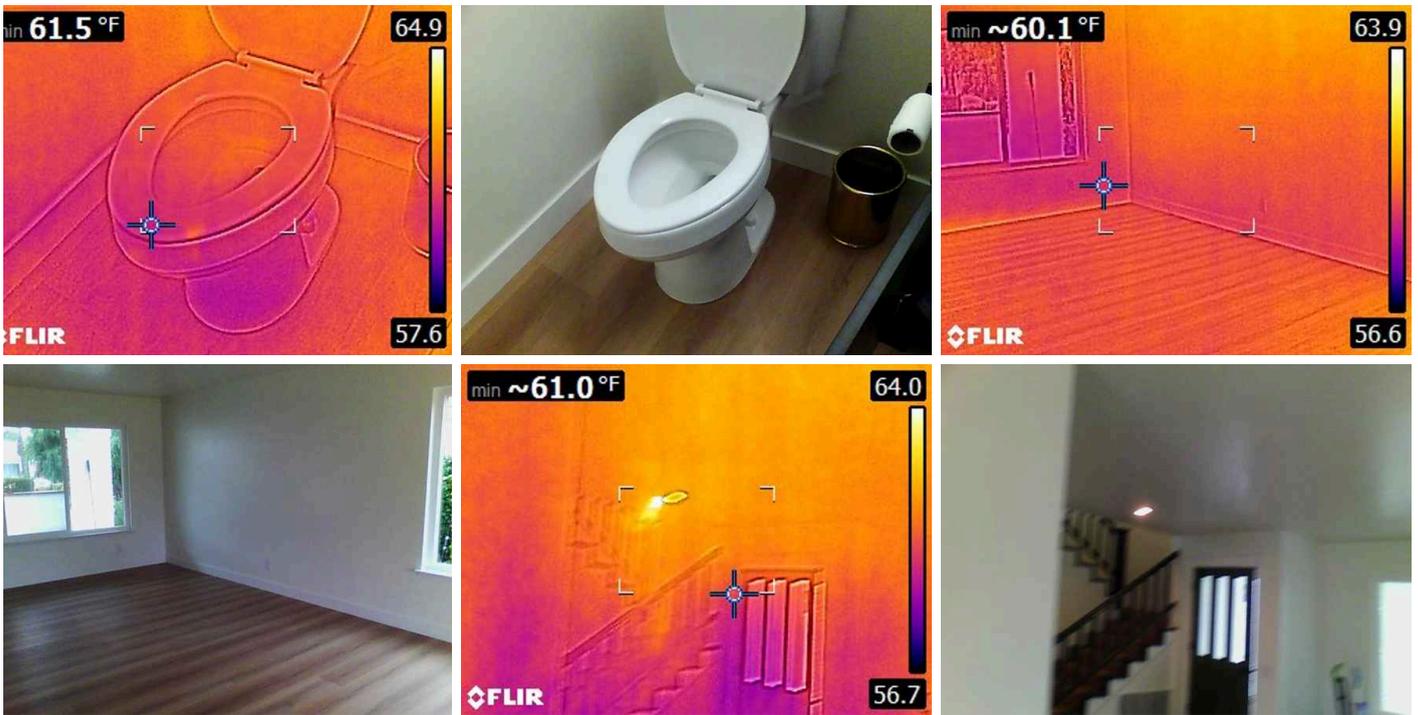
ATTIC: Attic - Limitations

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.

Repair or replace

9.8.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

RAILING - SPACING

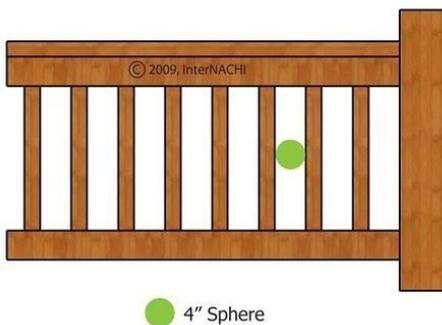


Recommendation or Safety Upgrade

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

Recommendation

Contact a qualified professional.



9.9.1 DOORS (REPRESENTATIVE NUMBER)



Recommendation or Safety Upgrade

DOOR STICKS FRAME

Door(s) rub at the frame. We advise necessary corrections.

Recommendation

Contact a qualified professional.



10: EXTERIOR

Information

General: SIDING MATERIAL

STUCCO, WOOD, WOOD TRIM

General: GARAGE DOOR STYLE

METAL - PANEL DOOR

General: GARAGE DOOR TYPE

ONE DOOR - AUTOMATIC

General: DRIVEWAY

CONCRETE

General: LOT DRAINAGE

GRADED, BURIED DRAIN LINES*

General: EAVE CONFIGURATION

OPEN

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.

**DOORS (Exterior): Doors - Inspected**

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

GARAGE VEHICLE DOORS: Garage Door/Hardware - Inspected

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



GARAGE DOOR OPERATORS: AGE/OLD - Inspected

Note: The garage door opener was operable at time of inspection, but is an older unit and may be at or near the end of its useful life.(average life span is 12 years) Opener replacement is usually recommended rather than replacement of parts. Consider consulting with a qualified contractor to discuss options and costs for replacement of the garage door opener.



FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Walls - Inspected

The Inspector observed no deficiencies in the condition of the boundary/landscape walls at the time of the inspection.



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

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 and they should be demonstrated to be functional prior to the end of your contingency period.

Repair or replace10.4.1 WALL SIDING FLASHING
AND TRIM

Recommendation or Safety Upgrade

DAMAGED WOOD TRIM

Some damaged wood was observed at the exterior. We recommend referring to the pest inspection report for a detailed evaluation of the wood and repair with qualified contractor.

Recommendation

Contact a qualified pest control specialist.



Left front corner

10.7.1 GARAGE DOOR
OPERATORS

Recommendation or Safety Upgrade

PHOTO EYE - NONE

No infrared "photo eye" devices are installed for the vehicle door's electric door opener. They've been required on all vehicle door openers since 1993 and improve safety by triggering the vehicle door's auto-reverse feature without need for the door to come in contact with the object, person, or animal that's preventing it from closing. We recommend considering having a qualified contractor install these devices for improved safety.

Recommendation

Contact a qualified garage door contractor.



10.9.1 EAVES, SOFFITS AND FASCIAS

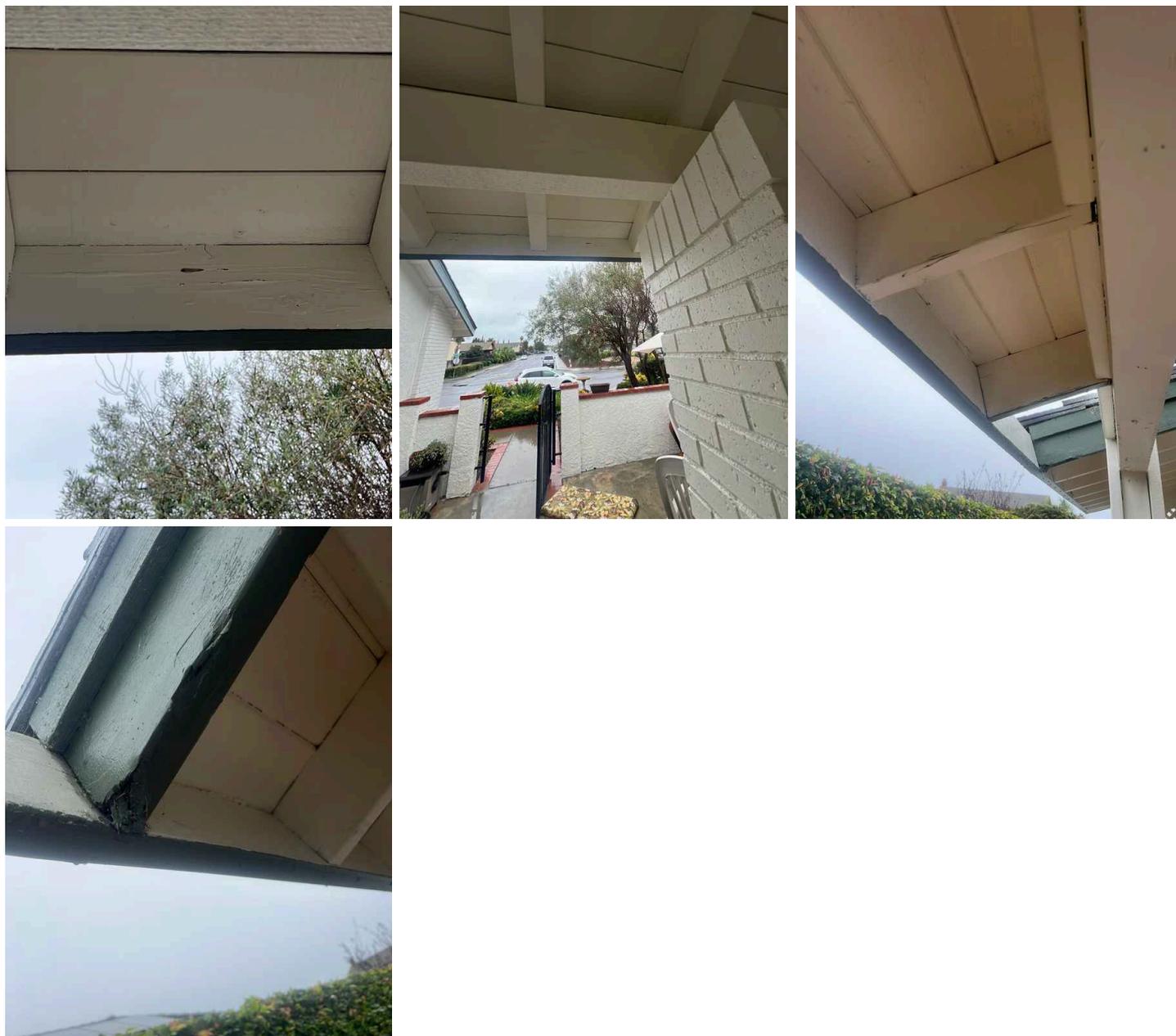
FASCIA/EAVES - TERMITES/ROT

Recommendation or Safety Upgrade

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

Recommendation

Contact a qualified pest control specialist.



10.10.1 FENCE, LANDSCAPE WALLS, BOUNDARY WALLS

FENCE VEGETATION



Vegetation is growing on the fence. Vegetation can hold moisture to the fence and cause excessive weight. We advise trimming back and removing the vegetation by a qualified landscaper.

Recommendation

Contact a qualified landscaping contractor



11: ROOF

Information

General: ROOF COVERING TYPE
CONCRETE TILE

General: VIEWED ROOF COVERING FROM
Upstairs windows, DRONE

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

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

ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers)

GUTTERS - NONE

Gutters and drain lines are not installed. 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.

Repair or replace

11.2.1 ROOF COVERINGS
(Surface of roofing materials)

 Recommendation or Safety Upgrade

SLIPPED TILES

Slipped tile(s) were noted. Out-of-place roof tiles will allow the sun to deteriorate the underlayment and can cause leaking if not corrected. We advise evaluation/necessary corrections by a licensed roofer. You may wish to consult a roofer prior to the end of your contingency period to obtain an estimate and to fully understand the extent of repairs needed.



Recommendation

Contact a qualified roofing professional.

11.2.2 ROOF COVERINGS (Surface of roofing materials)

 Recommendation or Safety Upgrade

CRACKED TILE(S)

Cracked roof tile(s) noted. We advise maintenance review of the entire roof and necessary corrections by a licensed roofer. You may wish to consult a licensed roofer prior to the end of your contingency period to obtain an estimate and to fully understand the extent of repairs needed.

Recommendation

Contact a qualified roofing professional.



11.2.3 ROOF COVERINGS (Surface of roofing materials)

 Maintenance Item

ROOF COVERING - MOSS

Roof covering exhibited large amounts of biological growth such as moss, lichen, or algae. Biological growth can retain moisture, potentially causing damage in areas in which the temperature drops below freezing during the winter. To extend the long-term expected service life of the roof covering, we recommend professional cleaning by a qualified roofing contractor.

Recommendation

Contact a qualified professional.



11.3.1 FLASHINGS/ROOF PENETRATIONS

SEALANT CRACKED - VENTS

 Recommendation or Safety Upgrade

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

Note: Moisture was noted inside the furnace - possibly related to vent maintenance. We advise further review with a licensed roofer or HVAC contractor to determine source of moisture and estimate to repair.

Recommendation

Contact a qualified roofing professional.



12: STRUCTURAL COMPONENTS

Information

General: FOUNDATION
POURED CONCRETE

General: 1ST LEVEL FLOOR
STRUCTURE
SLAB

General: FOUNDATION BOLTS
NOT OBSERVABLE*

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 (Hallway Ceiling)

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.

ROOF STRUCTURE AND ATTIC: Attic Structure - Inspected

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



Limitations

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-30

General: DRYER VENT
FLEXIBLE METAL

General: ATTIC VENTILATION
SIDE WALL VENTS

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

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.

**BATHROOM VENTING: Exhaust Fans - Tested**

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).)



14: UTILITY SHUT-OFF

Information

MAIN WATER SHUT-OFF DEVICE: Location - Front

The main water shut-off valve is located at the front exterior wall of the house.

**MAIN PANEL AND DISTRIBUTION PANELS: Main - Right**

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



MAIN GAS SHUT OFF VALVE: Gas shut off - Right

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



15: 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.

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STRUCTURAL COMPONENTS

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INSULATION AND VENTILATION

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