



AZTEC PROPERTY INSPECTIONS

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PROPERTY INSPECTION REPORT

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02/09/2026



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SUMMARY

The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

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- ⊖ 6.5.4 Roof - Roof Drainage Systems: Gutter(s) Improperly Sloped, Loose and/or Sags
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- ⊖ 8.3.2 Plumbing - Supply Lines / Hose Bibs: Corrosion Pipes / Fittings

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- ⚠️ 9.3.1 Electrical - Electrical Panel(s): More than 6 Breakers / No Main Disconnect
- ⊖ 9.4.1 Electrical - Breakers & Panel Wiring: Breakers Not Labeled Properly
- ⊖ 9.5.1 Electrical - GFCI / AFCI Protection: Recommend GFCI Upgrade
- ⊖ 9.6.1 Electrical - Electrical Wiring : Cloth Covered
- ⚠️ 9.6.2 Electrical - Electrical Wiring : Exposed Wiring - Subject To Damage
- ⚠️ 9.6.3 Electrical - Electrical Wiring : Improper Wire Termination
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- ⊖ 9.7.2 Electrical - Outlets / Switches / Lighting / Fans: Open Grounded Outlet(s)
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- ⊖ 11.6.1 Interior, Doors & Windows - Walls: Common Cracks / Deterioration Noted
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- ⊖ 11.7.3 Interior, Doors & Windows - Floors: Squeaking Floor(s) Noted
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- 🔧 12.4.1 Appliances - Dishwasher: No Dishwasher
- ⚠️ 13.2.1 Fireplaces & Gas Appliances - Chimney(s): Chimney Mortar/Bricks Deteriorated
- ⚠️ 14.3.1 Garage / Carport - Occupant Door(s): Door Not Fire Resistant
- ⊖ 14.4.1 Garage / Carport - Vehicle Door(s): Heavy Wooden Door
- ⊖ 14.6.1 Garage / Carport - Floor, Walls, Ceiling: Wet Stains Ceiling - Roof
- ⚠️ 14.6.2 Garage / Carport - Floor, Walls, Ceiling: Fire Wall Gaps, Holes, Damage
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- ⊖ 14.8.1 Garage / Carport - Garage Ventilation : No Garage Ventilation

1: GENERAL INFORMATION / OVERVIEW

Information

General: Overview



A property inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CREIA and/or InterNACHI [Standards of Practice](#), that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. Specialized inspections may reveal issues that our general inspection does not cover. This inspection will not cover any HOA items will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspector's job is to point out an issue and to give a course of action, which is why we always include a recommendation after the issue. We also write "one or more" comments for your protection. Since we are the generalist, if you have a specialist come out then we recommend they inspect all of the specific items and not just the one we identify in the report.

General: Notes

Note: Read the [Standards of Practice](#) set forth by the [California Real Estate Inspectors Association](#) for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home/building warranty is recommended.**

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

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Note: [For the purpose of this report, all directional references \(left, right, front, rear\) are based on when facing the front of the structure as depicted in the cover image above.](#)

Note: The client is advised that a mold inspection / testing is recommended by a qualified specialist. This is especially important if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector or if issues have been disclosed.

HOA Note: HOA (Home Owner's Association) areas and items located in HOA areas are beyond the scope of this inspection and this typically only applies to condo and townhouses. It is unknown what items if any may be a part of an HOA and note that if any item isn't expressly marked as inspected then it is believed to be an HOA item. Inquire with the seller and/or the HOA for more information. If and HOA items were reported on then they were mentioned as a courtesy and were not fully inspected nor were all the HOA items inspected.

General: About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Attention Required**" or "**Safety Item/Defective**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Observation = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Attention Required = The item, component, or system while perhaps functioning as intended is in need **repair or service**; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or qualified licensed contractor** and are not considered routine maintenance (DIY) items. All "**Attention Required**" items should be evaluated before the close of the contingency period.

Safety Item = The item, component or system poses a **safety concern** to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Items may vary in severity, and require attention from either a **homeowner/handyman** (for example, replacing smoke detector batteries or installing CO detectors), **or a qualified licensed professional**.

-OR-

Defective = The item, component or system is **not functioning** as intended, and requires further evaluation and/or repair by a **specialized, qualified, licensed contractor**. Damage to the structure may occur if left unaddressed. All "**Defective**" items are considered high-priority, and should be evaluated before the close of the contingency period. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

Information

General: In Attendance

Buyer's Agent, Inspector, Termite
Inspector

General: Building Type

Single Family

General: Occupancy

Vacant

General: Utilities

All Utilities On

General: Temperature

70-80 F

General: Weather Conditions

Sunny

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Lead and/or Asbestos Note

Structures that are built before the mid 1980's may contain lead and / or asbestos. Lead is a chemical element found in paint and in some plumbing components. Currently the EPA does not recognize newer coats of paint as encapsulating older coats of lead based paint. Building materials such as insulation, siding, and/or floor and ceiling tiles commonly contain asbestos. Laws were passed in 1978 to prohibit manufacturing of lead and asbestos but stocks piles or already produced materials containing these substances remained and were allowed to be sold. Lead and asbestos are both known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection as per of inspection standards. Any mention of these materials in this report is made as a courtesy; and further evaluation is needed.

4: LOTS, GROUNDS & EXTERIOR

		IN	NI	NP	F
4.1	Driveways, Sidewalks, Patios				X
4.2	Drainage or Grading				X
4.3	Fences / Gates				X
4.4	Exterior Walls / Trim				X
4.5	Eaves / Soffits				X
4.6	Vegetation	X			
4.7	Patio Cover(s) / Trellis(es)				X
4.8	Shed(s)		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

**Exterior Walls / Trim:
Construction Material**
Wood Frame

**Exterior Walls / Trim: Wall
Covering Material**
Wood

Limitations

Driveways, Sidewalks, Patios

GROUND LIMITATIONS

The following items are beyond the scope of this inspection as per the CREIA standards. Any comments related to these items were mentioned as a courtesy and may have not been inspected in their entirety.

Detached buildings, outhouses, sheds, or other structures; retaining walls, fences, gates; subsurface drain systems, catch basins, concealed sump pumps; swimming pools, spas, pool safety equipment, saunas; weather-proof decking, water tightness or water-proof coating or membranes of decks or stairs; landscaping, tree roots, soil and soil erosion; irrigation systems, ponds, water features, fountains; sport courts, recreation equipment, playgrounds; seawalls, docks; retractable awnings; areas with less than 3 feet of vertical clearance below the exterior structures.

Exterior Walls / Trim

EXTERIOR LIMITATIONS

Readily accessible/visible areas of the exterior were inspected, which excludes areas that were obscured by vegetation, stored items, areas concealed by coverings, siding or trim, and areas that may be difficult to observe due to height.

Shed(s)

BEYOND SCOPE OF INSPECTION

Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Findings

4.1.1 Driveways, Sidewalks, Patios

Attention Required

DAMAGE / DETERIORATION - REPAIR

Damage and or deterioration was present at one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



4.1.2 Driveways, Sidewalks, Patios

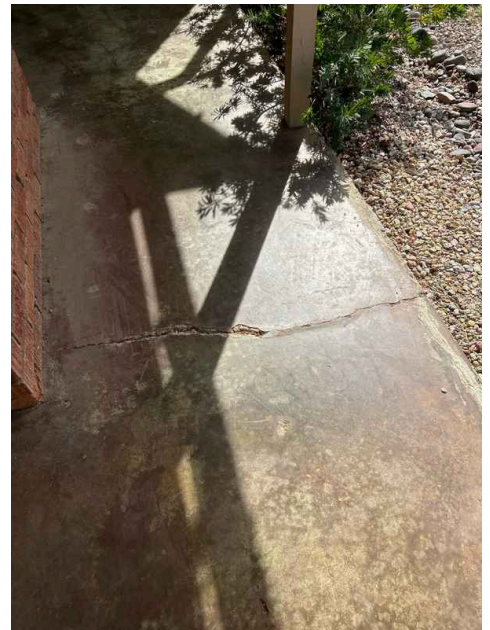
Attention Required

COMMON TO MODERATE CRACKS NOTED

Common to moderate cracks noted in one or more areas. Sealing the cracks properly is recommended to avoid water intrusion which can cause further cracking and or damage.

Recommendation

Contact a qualified handyman.



4.2.1 Drainage or Grading

Attention Required

IMPROPER GRADING / DRAINAGE AWAY FROM STRUCTURE

The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible. This could trap water near the structure. Wet soil may cause the foundation to settle and possibly fail over time. Moisture intrusion is a possibility. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices.

Recommendation

Contact a qualified professional.

4.3.1 Fences / Gates



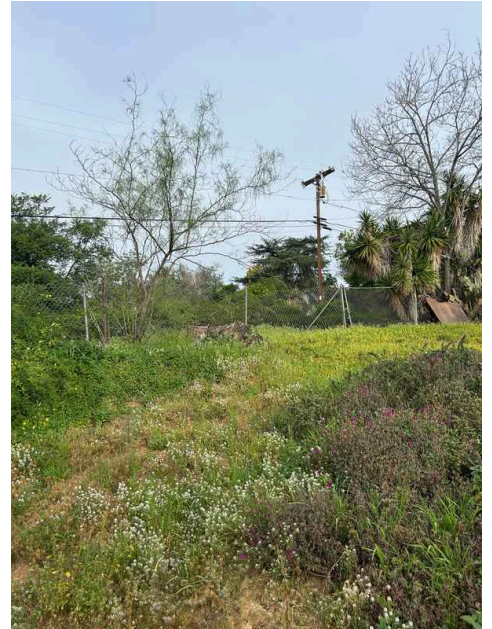
Observation

FENCE REPAIR - MINOR

Fences and/or gates are damaged and/or deteriorated in some areas. Make repairs or replace sections as necessary.

Recommendation

Contact a handyman or DIY project



4.4.1 Exterior Walls / Trim



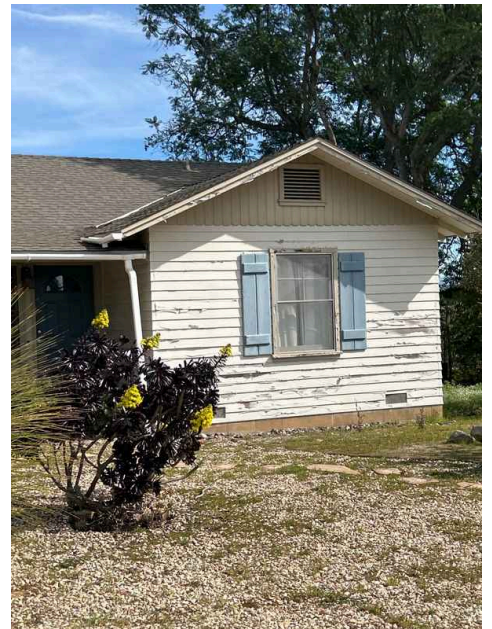
Observation

PAINT / STAIN FAILING

Paint and or stain was failing / peeling in one or more areas. A qualified and licensed painter is recommended for further evaluation.

Recommendation

Contact a qualified painting contractor.



4.5.1 Eaves / Soffits



Attention Required

PAINT FAILING

The paint on eaves/fascia was failing/loose. We recommend prep and paint as needed.

Recommendation

Contact a qualified painting contractor.



4.7.1 Patio Cover(s) / Trellis(es)

POST CLEARANCE

Wood posts at the patio cover were observed in direct contact with concrete. This may have been acceptable years ago. Currently post are required to be elevated 1" off concrete unless pressure treated or naturally decay resistant (red wood/cedar) post is used.



Attention Required



5: CRAWLSPACE

		IN	NI	NP	F
5.1	Access	X			
5.2	Foundation				X
5.3	Substructure / Framing				X
5.4	Insulation / Ventilation				X
5.5	Moisture Intrusion				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Access: Location

Rear, Right Side

Access: How Viewed

Partially Traversed

Foundation: Foundation Type

Crawlspace

Foundation: Foundation / Stem Wall Material

Masonry Block, Concrete block

Foundation: Footing Material

Concrete block

Substructure / Framing: Sub floor material

Wood Planks Subfloor

Substructure / Framing: Beam & Joist Material

Solid Wood Beam Noted

Substructure / Framing: Pier/Support Material

Concrete

Insulation / Ventilation: Ventilation Type

Vented

Insulation / Ventilation:

Insulated

No

Access: Crawl Space Limitations

Components such as joists / beams, and other components such as wiring, piping and/or ducting that are obscured by under floor insulation are excluded from this inspection. The inspector does not determine adequacy of support posts, columns, beams, joists, studs, trusses, etc. The inspector does not know if water will accumulate in the crawl spaces in the future. The inspector attempts to locate all crawl space access points and areas but while under the house determining if all areas were accessible is very difficult and therefore beyond the scope of this inspection. Access points could be obscured or otherwise hidden by furnishings or stored items. The client should ask the property owner where all access points. Note that crawl space areas should be checked at least annually for several reasons.

Limitations

Foundation

FOUNDATION LIMITATIONS

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement but know that earthquake insurance is recommended. This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted. Determining if the wood to wood connections are proper or fully bearing is beyond the scope of this inspection. The inspector makes every attempt to look for gaps or loose posts / beams but sometimes this is only visible based on the orientation or the way the inspector is traveling under the house. Metal framing straps are always recommended for improved stability and seismic strength.

Substructure / Framing

BEARING (WOOD TO WOOD CONNECTIONS) NOTICE

Determining if the wood to wood connections are proper or fully bearing is beyond the scope of this inspection. The inspector makes every attempt to look for gaps or loose posts / beams but sometimes this is only visible based on the orientation or the way the inspector is traveling under the house. Metal framing straps are always recommended for improved stability and seismic strength.

Findings

5.2.1 Foundation

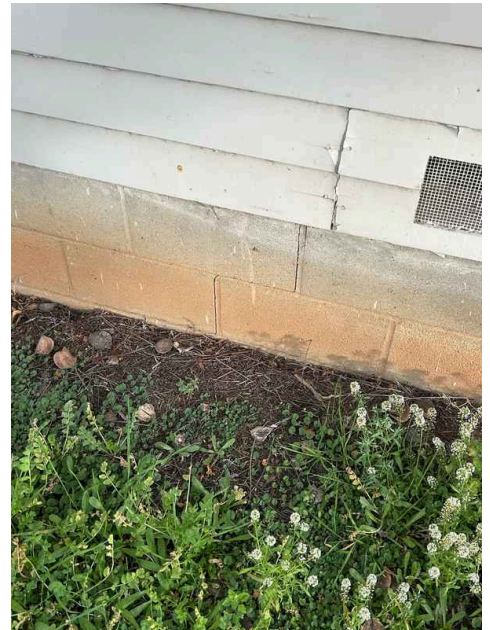
⊖ Attention Required

CRACKING AT STEM-WALL

Cracking noted at the stem-wall. This did not appear to be effecting the overall performance of the home. However, I recommend further review by a qualified/licensed professional.

Recommendation

Contact a qualified professional.



5.3.1 Substructure / Framing

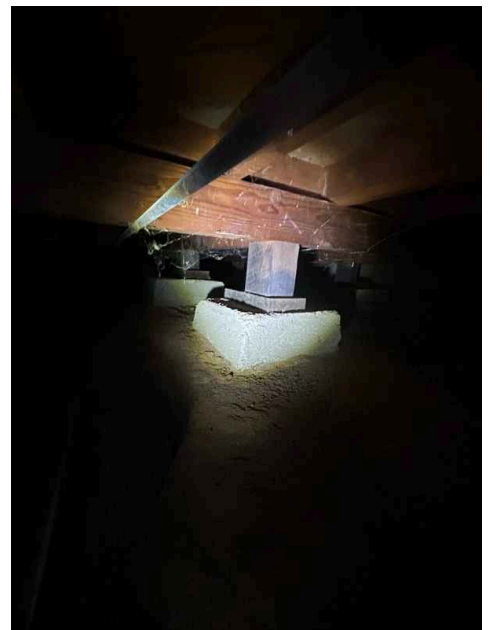
⊖ Attention Required

METAL FRAMING STRAPS / HANGERS MISSING

Metal straps and or hangers were missing at one or more areas (for seismic strength). A qualified professional is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified professional.



5.4.1 Insulation / Ventilation

**NO INSULATION UNDER FLOOR**

Insulation was missing beneath the flooring, in the unheated crawl space. Adding insulation in the crawl space may be desired for improved energy efficiency. We recommend consulting with a qualified specialist for further evaluation and/or upgrades.

Recommendation

Contact a qualified insulation contractor.

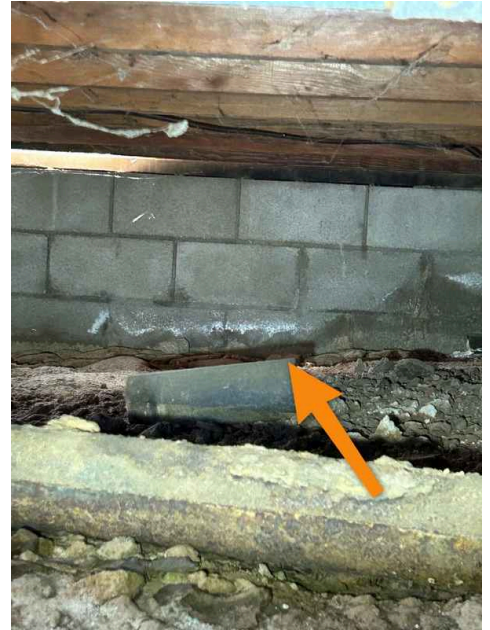
5.5.1 Moisture Intrusion

**EFFLORESCENCE NOTED**

White efflorescence (powder substance) on concrete wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. This is typically a result of over watering, poor downspout termination points or improper site drainage. Advise further evaluation and repairs as needed by a licensed foundation contractor, landscape contractor, waterproofing contractor and/or grading and drainage contractor to determine repairs necessary at this time. I also recommend installing gutters if this home is not currently equipped with them.

Recommendation

Contact a qualified professional.



6: ROOF

		IN	NI	NP	F
6.1	General	X			
6.2	Coverings				X
6.3	Flashings				X
6.4	Skylights, Chimneys & Other Roof Penetrations	X			
6.5	Roof Drainage Systems				X
6.6	Maintenance / Other				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Inspection Method

Fully Traversed

General: Roofing Material

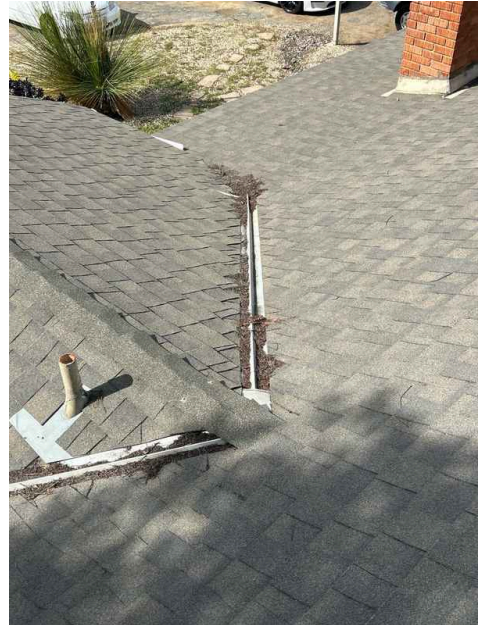
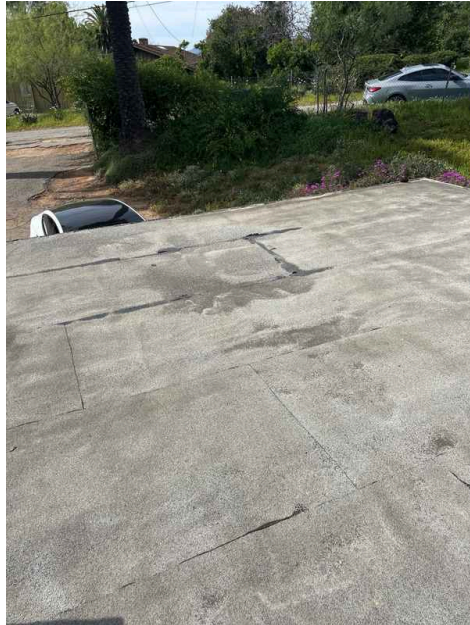
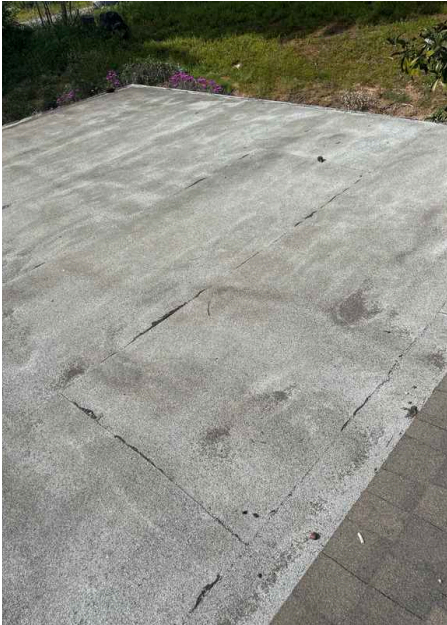
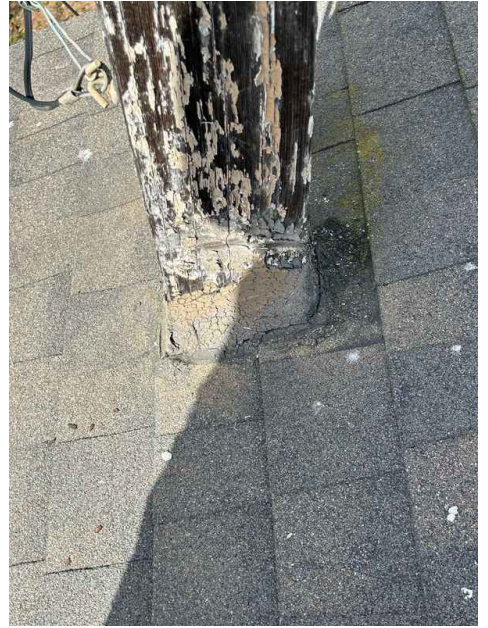
Fiberglass Composition Shingles,
Rolled, Torch Down

General: Flashing Material

Metal

General: View of Roof

View of roof.



Limitations

General

ROOF LIMITATIONS

This is a general condition report on the roof condition and materials. The home inspector is a generalist and for a more detailed report, the client may wish to hire a qualified licensed roofing contractor for a roof certification and/or a leak-tight warranty. Skylight(s), flashings and roof(s) are not water tested for leaks. As part of your ongoing annual maintenance, a roof inspection is recommended.

Findings

6.2.1 Coverings

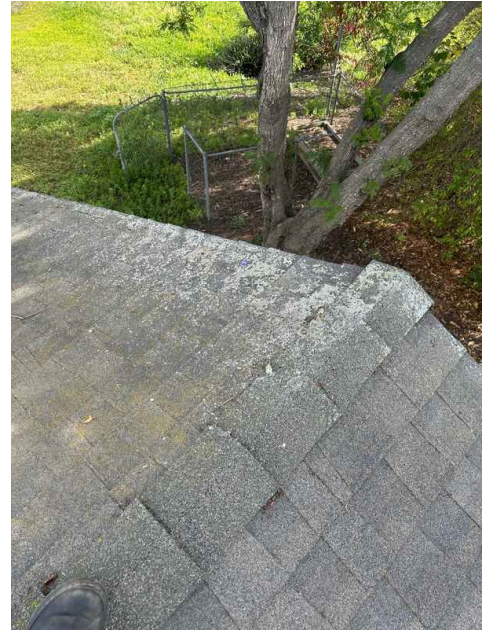
⊖ Attention Required

MOSS GROWING ON ROOF

Moss growths were noted in the roof in areas. This condition can damage the material over time and can eventually lead to leaks. We recommend further evaluation by a licensed roof contractor to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.



6.2.2 Coverings

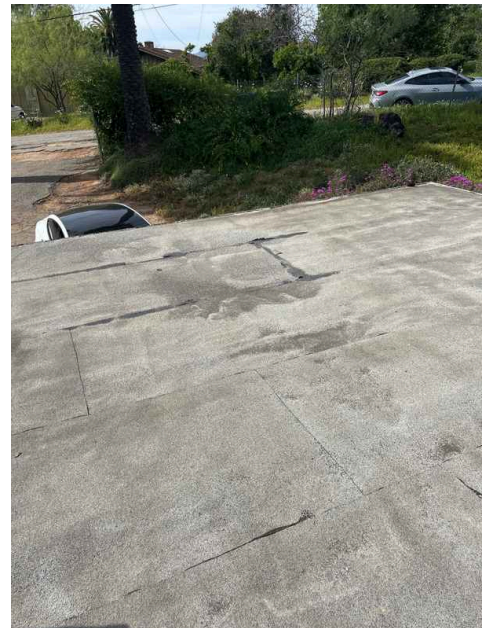
⊖ Attention Required

PONDING - FLAT ROOF

Low areas noted on the roof that causes water to pool or collect and not drain properly. This condition could lead to leaks. Pooling is defined as water that remains on a roof for 48-hours after a rain. Due to the lack of recent rain the inspector is unable to determine if pooling will result. We recommend further evaluation by a licensed roof contractor before the end of your contingency period.

Recommendation

Contact a qualified professional.



6.2.3 Coverings



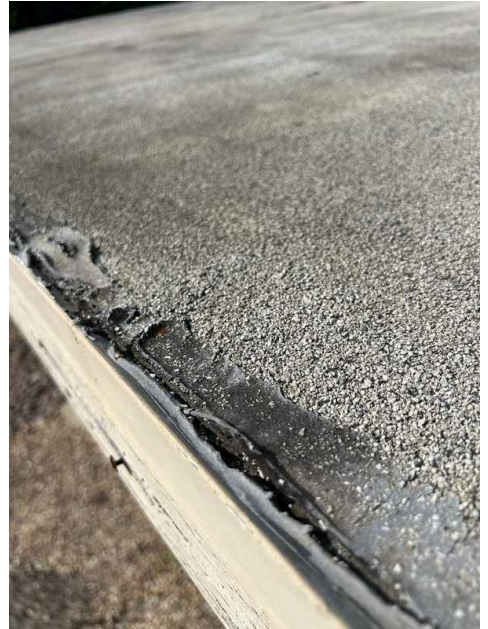
Attention Required

CRACKING - FLAT ROOF

Cracking was observed on flat roof. This is an indication that the roof covering is aged and is or will be in need of repair or replacement soon. It is not possible to predict the exact time the roof will fail. Because of this, we recommend further evaluation by a licensed roof contractor before the end of your contingency period.

Recommendation

Contact a qualified professional.



6.2.4 Coverings



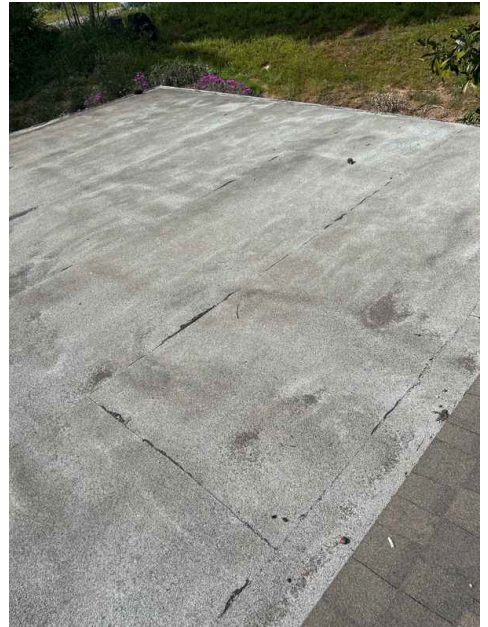
Attention Required

BUBBLING - FLAT ROOF

Bubbling noted at the flat portion of the roof. This is indication that the roof is separating from the underlayment or roof deck, and can reduce the life of the roof and lead to leaks. We recommend further evaluation by a licensed roof contractor to determine repairs needed and to give an estimate on the life remaining before the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



6.2.5 Coverings



Attention Required

RIDGE CAP / DETERIORATION OBSERVED

Ridge cap appears to be deteriorated in a number of areas throughout the roofing material. Recommend correcting and advise repairs as well as further review by a licensed roofing contractor to determine cost and scope of repairs needed at this time, prior to the close of escrow.

Recommendation

Contact a qualified professional.



6.2.6 Coverings

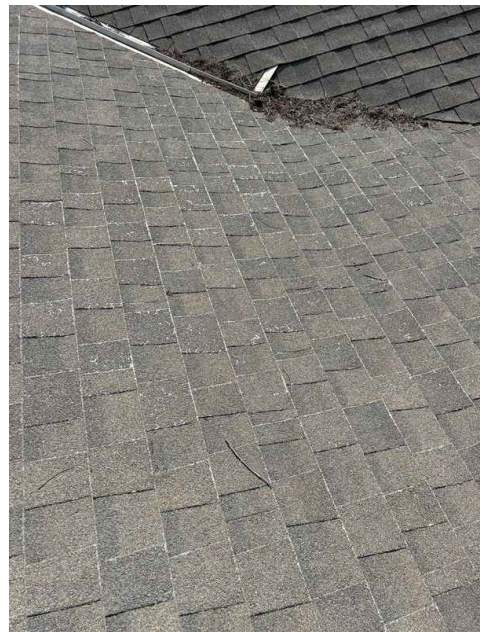
WORN ROOF SHINGLES

Attention Required

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

Recommendation

Contact a qualified professional.



6.3.1 Flashings

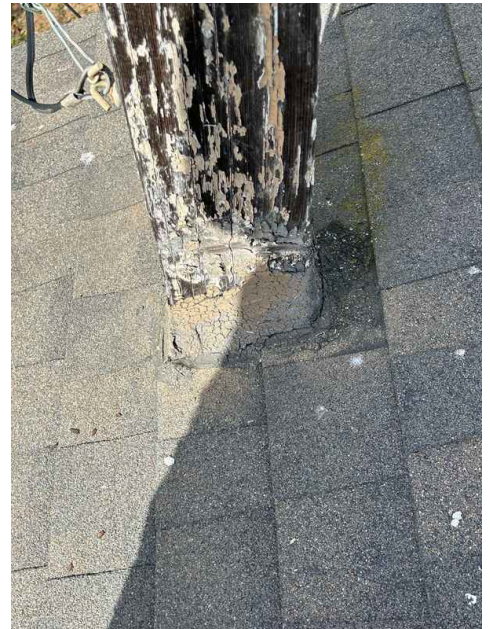
MASTIC COVERED

Attention Required

Flashing was mastic covered in one or more areas. This is a non-standard installation. Recommend repair by a qualified roofing contractor.

Recommendation

Contact a qualified professional.



6.5.1 Roof Drainage Systems

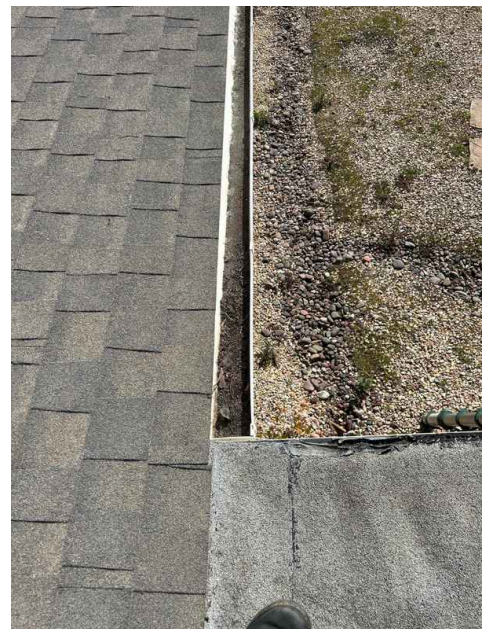
DEBRIS IN GUTTER(S) AND/OR DOWNSPOUT(S)

Leaves, pine needles, gravel or debris has accumulated in one or more gutters and/or downspouts. To prevent accumulation of water from overflowing gutters; cleaning is recommended. A qualified handyperson is recommended for gutter cleaning.

Recommendation

Contact a handyman or DIY project

Attention Required



6.5.2 Roof Drainage Systems

PARTIAL GUTTERS NOTED

Recommend adding full gutters for improved drainage.

Recommendation

Contact a qualified professional.

Attention Required

6.5.3 Roof Drainage Systems

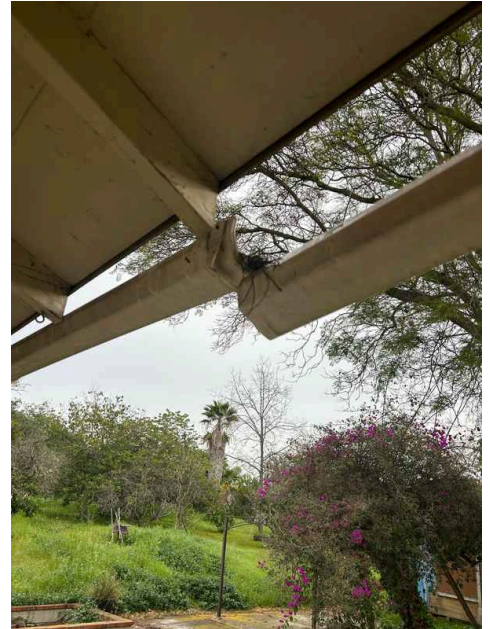
GUTTER(S) AND/OR DOWNSPOUT(S) SECTIONS SEPARATED / DAMAGED / LOOSE

Attention Required

Gutters and/or downspouts at one or more areas were separated, buried, loose and/or substandard. Repairs are needed to ensure proper function and direct water away from the home. A qualified professional is recommended to repair gutters and/or downspouts as needed

Recommendation

Contact a qualified gutter contractor



6.5.4 Roof Drainage Systems

GUTTER(S) IMPROPERLY SLOPED, LOOSE AND/OR SAGS

— Attention Required

Sloping, sagging, or loose gutters were noted at one or more areas. This condition can allow water to overflow the gutters or accumulate in them. A qualified professional is recommended to repair and/or make adjustments to the gutters to ensure proper function.

Recommendation

Contact a qualified gutter contractor



6.5.5 Roof Drainage Systems

LOOSE DOWNSPOUT

— Attention Required

The downspout is loose and needs securing to the wall. We advise repairs as necessary

Recommendation

Contact a handyman or DIY project



6.5.6 Roof Drainage Systems

MISSING DOWNSPOUT

Missing downspout(s) noted. We recommend further evaluation by a gutter contractor and repair as needed to ensure proper function.

Recommendation

Contact a qualified gutter contractor

 Attention Required



6.6.1 Maintenance / Other

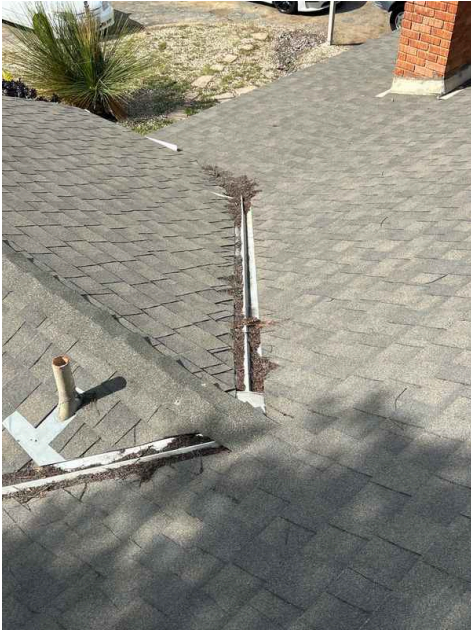
DEBRIS ON ROOF SURFACE

To prevent a conducive condition for rain water back ups and/or roof leaks,removal of any debris is recommended. A qualified handyperson is recommended to clean roof free of any leaves, pine needles, etc.

Recommendation

Contact a qualified professional.

 Observation



7: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	F
7.1	Access				X
7.2	Structure, Framing & Sheathing	X			
7.3	Insulation, Ventilation, and Exhaust	X			
7.4	Moisture Intrusion				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Access: Access Location(s)

Garage

Access: How Viewed

Partially Traversed

Structure, Framing & Sheathing: Types

Rafters

Insulation, Ventilation, and Exhaust: Insulation Type

Batts/Blankets

Insulation, Ventilation, and Exhaust: Approx. Insulation Depth

6-8"

Insulation, Ventilation, and Exhaust: Ventilation Type

Soffit / Eave vents, Gable Vents

Limitations

Access

ATTIC LIMITATIONS

Areas that could not be traversed or viewed clearly due to lack of access, areas covered with insulation or obscured by limited height, areas or components obscured by stored items are beyond the scope of this inspection. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. The inspector is not an engineer and does not determine the adequacy of roof structure components such as rafters, trusses or ceiling beams, or their spacing / sizing.

Insulation, Ventilation, and Exhaust

INSULATION/VENTILATION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. Only the visible areas of insulation and ventilation were inspected. Wall insulation type and value could not be verified. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings).

Findings

7.1.1 Access

GARAGE ACCESS NOT FIRE RATED



Attention Required

The garage access assembly does not appear to be properly fire rated. The attic space is open to the house and or has openings to the house which makes this a potential safety concern. Correction is recommended for improved fire safety.

Recommendation

Contact a qualified professional.

7.1.2 Access



Attention Required

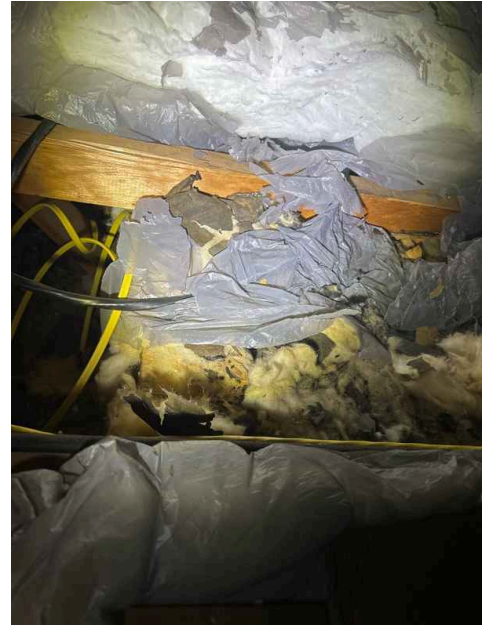
RODENT ACTIVITY NOTED

What appeared to be rodent activity was observed. If present, pest may chew, damage or contaminate insulation. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to San Diego County Vector Control.

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

Recommendation

Contact a qualified pest control specialist.



7.4.1 Moisture Intrusion



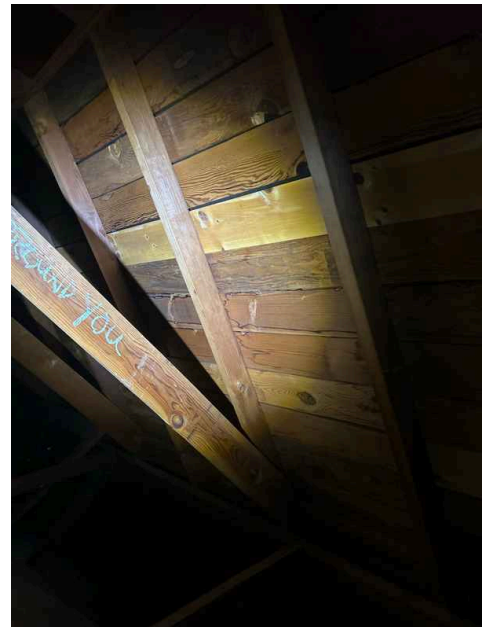
Attention Required

STAIN(S) NOTED - ATTIC

One or more stains were observed in the attic. The area appeared dry at the time of the inspection. We recommend further evaluation by a qualified contractor and making repairs if necessary.

Recommendation

Contact a qualified roofing professional.



8: PLUMBING

		IN	NI	NP	F
8.1	Excluded Items		X		
8.2	Service				X
8.3	Supply Lines / Hose Bibs				X
8.4	Drain, Waste, & Vent Systems				X
8.5	Water Heater(s)				X
8.6	Sinks / Fixtures				X
8.7	Bathtubs / Showers				X
8.8	Toilets	X			
8.9	Laundry				X
8.10	Exhaust Fans / Ventilation	X			
8.11	Fuel Systems			X	
8.12	Irrigation		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: Water meter location

Not Found

Service: Water Service Type

Public

Service: Water Service Material

Unknown / Not Visible

Service: Water Shut-Off Location

Exterior

Service: Pressure Regulator

Present

Service: Sewer Type

Private septic

Supply Lines / Hose Bibs:

Materials

Copper

Drain, Waste, & Vent Systems:

Waste and Vent Materials

ABS, Cast Iron

Drain, Waste, & Vent Systems:

Clean-out Location(s)

Exterior

Water Heater(s): Estimated Mfg.

Year

2010

Water Heater(s): Energy Source /

Type

Tank, Electric

Water Heater(s): Capacity

40 Gallon

Water Heater(s): Location

Garage

Water Heater(s): Thermal Image -

Water Heater Operational

Thermal image of the water heater producing hot water.

Laundry: Information

No Appliances Present, 120 Volts, 240 Volt Electric

Exhaust Fans / Ventilation: Type

Window, Exhaust fans

Fuel Systems: Fuel Service Type

N/A

Fuel Systems: Main Gas Shut-off

Location

Not Present / NA

Service: Water Pressure

Under 50 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.

Water Heater(s): Equipment Photo



Fuel Systems: Fuel Supply Piping Type

None

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

Irrigation: Irrigation System - Not Inspected

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. We recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

The following items are not included in this inspection: irrigation systems; private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices; heated towel racks, saunas, steam generators, clothes washers, or clothes dryers. Any comments made regarding these items are mentioned as a courtesy only.

Note: The inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated.

The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Wall coverings, rugs, and contents in drawers and cabinets were not moved and may have prevented a complete inspection.

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

Excluded Items

FIXTURE FLOW / CAPACITY NOT INSPECTED

The fixture(s) flow or capacity (determining if items are low flow based on today's standards or the real estate industry's definition of low flow) is beyond the scope of this inspection as per the industry standards.

Water Heater(s)

WATER HEATER LIMITATIONS

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Bathtubs / Showers

BATHTUB/SHOWER LIMITATIONS

Tub overflow drains are beyond the scope of this inspection, as set forth by the [Standards of Practice](#). Determining if shower pans and shower enclosures are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection. The inspection may be limited due to personal belongings.

Laundry

LAUNDRY LIMITATIONS

The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. **Note:** Laundry appliances are beyond the scope of this inspection, as set forth by the [Standards of Practice](#).

Exhaust Fans / Ventilation

UNABLE TO VERIFY ALL VENT TERMINATIONS

The inspector(s) were unable to verify that all vents terminated at the exterior. The vent(s) were not all fully visible and further evaluation may be desired.

Findings

8.2.1 Service

WATER PRESSURE LOW / UNDER 50 PSI

Attention Required

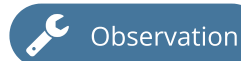
The water pressure was tested and measured below 50 PSI. Most plumbers recommend that water pressure be kept between 50-60 PSI. We recommend a licensed plumbing contractor adjust, add, and/or replace the water pressure regulator as necessary.

Recommendation

Contact a qualified professional.



8.3.1 Supply Lines / Hose Bibs

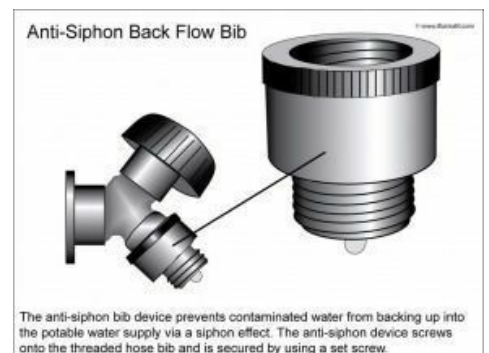
HOSE BIB MISSING BACKFLOW PREVENTER

Observation

Backflow prevention devices were missing at one or more hose bibs. These devices reduce the likelihood of gray water entering the potable water supply. We recommend installing these devices where necessary.

Recommendation

Contact a handyman or DIY project



8.3.2 Supply Lines / Hose Bibs

CORROSION PIPES / FITTINGS

CRAWLSPACE



Attention Required

Corrosion was noted at one more water supply lines or fittings. Corrosion can be indicative of past/future leaks. We recommend monitoring these areas and making corrections/replacements as needed.

Recommendation

Contact a qualified plumbing contractor.



8.3.3 Supply Lines / Hose Bibs



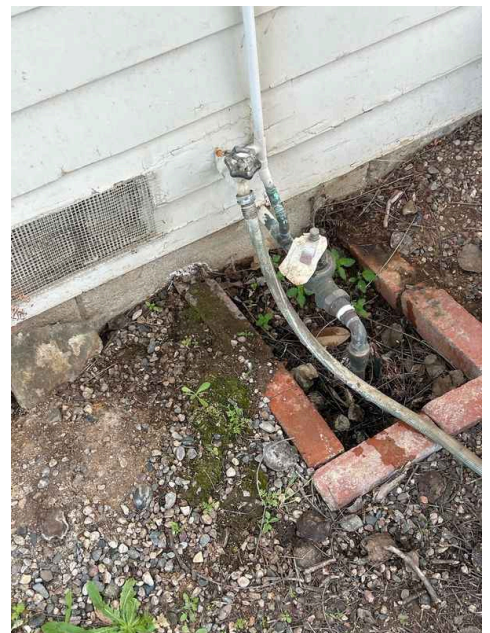
Attention Required

HOSE BIB LEAKED WHILE OFF

Hose bib(s) leaked while off in one or more locations. This condition can lead to moisture damage in the surrounding area, as well as wasting water. A qualified plumber is recommended to repair/replace as needed.

Recommendation

Contact a qualified plumbing contractor.



8.3.4 Supply Lines / Hose Bibs



Attention Required

HOSE BIB NOT OPERATIONAL

One or more hose bibs (outside faucets) did not appear to have water flow when operated. This could be due to a shut off valve being turned off, or the hose bib supply has been abandoned. Inquire with the sellers for more information. A qualified plumber is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified plumbing contractor.



8.4.1 Drain, Waste, & Vent Systems



CAST IRON WASTE LINES PRESENT - ADVISE SCOPE

Cast iron waste lines rust from the inside out and generally last 50-70 years before needing to be replaced. However, any cast iron waste lines in a home over 35 years of age has an increased risk of failure due to aging. We recommend having a qualified licensed professional come out to scope (run a camera in the waste lines) and to perform a visual inspection. This is especially important to determine the condition of the main drain line between the house and the street. Only the visible portions of the waste system were inspected.

Recommendation

Contact a qualified professional.

8.4.2 Drain, Waste, & Vent Systems



IMPROPER SUPPORT NOTED

Improper drain line support was noted in crawl space. Recommend further evaluation by a licensed plumber and correct as needed.

Recommendation

Contact a qualified plumbing contractor.

8.5.1 Water Heater(s)

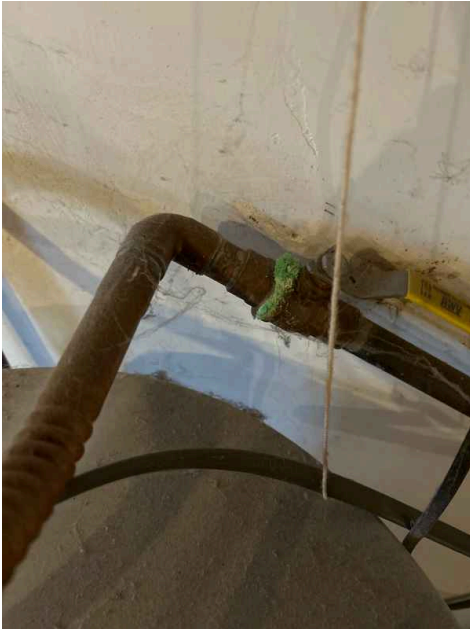


WATER HEATER SHUT-OFF CORRODED/RUSTED

The cold water shut-off valve to the water heater is rusted and corroded, mainly due to build-up of hard water deposits. We advise replacing this valve to prevent future leaks

Recommendation

Contact a qualified professional.



8.5.2 Water Heater(s)

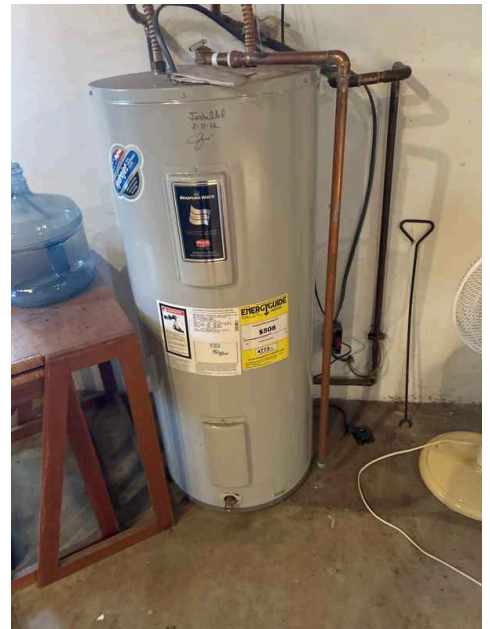
STRAPPING MISSING

The water heater earthquake straps were noted missing. A licensed plumber is recommended to further evaluate and install proper straps.

Recommendation

Contact a qualified plumbing contractor.

 Safety Item/Defective



8.6.1 Sinks / Fixtures

DRAINED SLOWLY / CLOGGED

GARAGE BATHROOM

Sink(s) drained slowly or appeared clogged in one or more areas. Clearing the drain is recommended, and a qualified plumber may be needed if the condition does not improve.

Recommendation

Contact a qualified plumbing contractor.

 Attention Required



8.6.2 Sinks / Fixtures

CORROSION / DAMAGE - ANGLE STOPS

KITCHEN

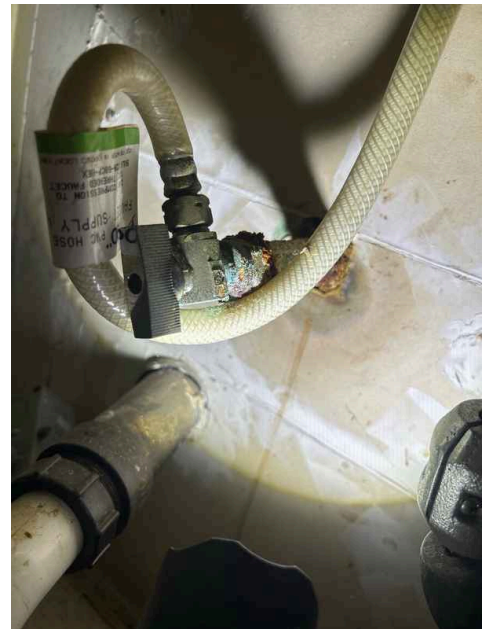
Some of the angle stops, shut off valves or supply lines under the sinks or behind the toilets appear to be corroding, damaged, or have mineral deposits or rust. This is indicative of a previous leak that has sealed itself. We recommend replacement by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.



Attention Required



8.6.3 Sinks / Fixtures

FLEXIBLE PIPE

GARAGE BATHROOM

Ribbed, flexible drain piping was noted in one or more locations. This type of pipe is used as a temporary fix and is prone to clogging/trapping debris. We recommend a qualified specialist replace these flexible pipes with smooth wall pipes as needed.

Recommendation

Contact a qualified plumbing contractor.



Attention Required



8.6.4 Sinks / Fixtures

RUSTED SINK(S)

Attention Required

Rust noted at one or more sink. This is indicative of age, use and/or previous leaks. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time. Replacement of the sink may be needed.

Recommendation

Contact a qualified professional.



8.6.5 Sinks / Fixtures

WATER VALVE OFF

Safety Item/Defective

GARAGE

Sink water valve appeared to be in the off position. Inspectors do not turn valves to avoid leaking. Further evaluation is recommended by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.



8.7.1 Bathtubs / Showers

DRAIN STOPPER ISSUE

The tub drain stop was noted missing/not functioning properly at the time of the inspection. Advise repair to ensure proper function.

Recommendation

Contact a qualified professional.

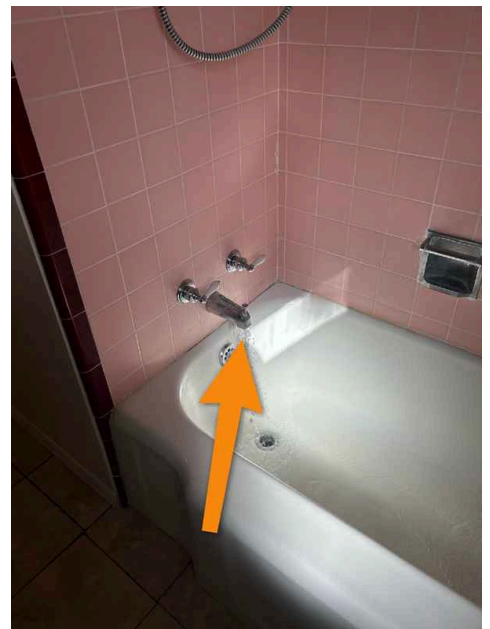
8.7.2 Bathtubs / Showers

TUB DIVERTER

The tub diverter(s) did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation and repair by a licensed plumber.

Recommendation

Contact a qualified professional.



8.9.1 Laundry

CORROSION/RUST AT WATER SUPPLY

Corrosion or rust observed at the waterline supply in one more areas. Recommend replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



8.11.1 Fuel Systems

NO GAS PROVIDED TO THE BUILDING

No gas has been provided to the property.



9: ELECTRICAL

		IN	NI	NP	F
9.1	Excluded Items		X		
9.2	Service				X
9.3	Electrical Panel(s)				X
9.4	Breakers & Panel Wiring				X
9.5	GFCI / AFCI Protection				X
9.6	Electrical Wiring				X
9.7	Outlets / Switches / Lighting / Fans				X
9.8	Smoke Detectors / CO Alarms / Door Bell				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: Information

120-240 Voltage, Overhead

Service: Entrance Conductor Material

Unknown / Not Visible

Electrical Panel(s): Main Panel Location

Garage

Electrical Panel(s): Panel Capacity

Unknown

Electrical Panel(s): Main disconnect rating

Unknown

Electrical Panel(s): Sub Panel Location(s)

N/A

Breakers & Panel Wiring: Over Protection Devices

Breakers

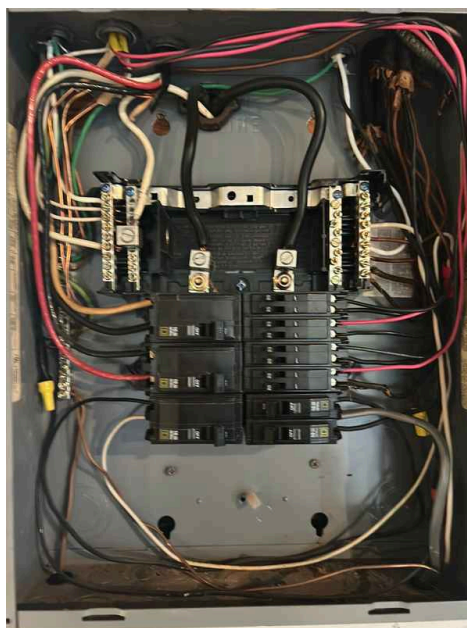
GFCI / AFCI Protection: GFCI Reset Location(s)

N/A

Electrical Wiring : Wiring Type

Non Metallic Sheathed, Cloth covered

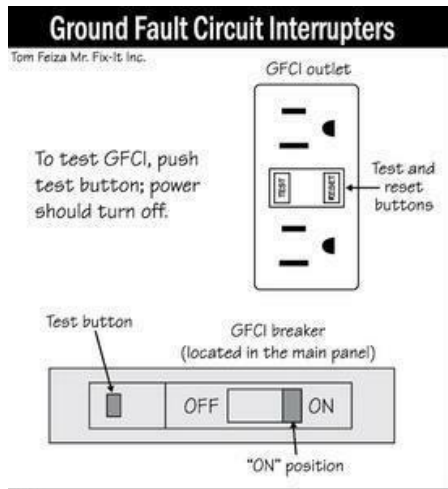
Electrical Panel(s): Panel Equipment Photographs



GFCI / AFCI Protection: GFCI protection present

No

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

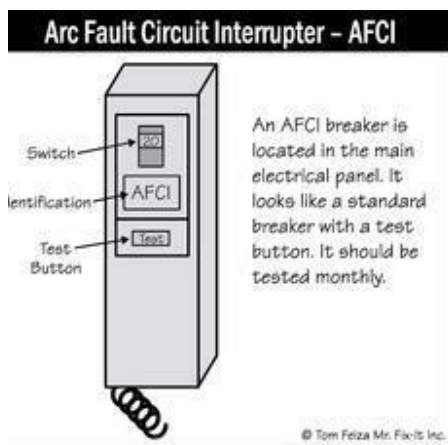


07B

GFCI / AFCI Protection: AFCI protection present

No

An **Arc Fault Circuit Interrupter** (AFCI) is a [circuit breaker](#) that breaks the circuit when it detects an [electric arc](#) in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

Smoke Detectors / CO Alarms / Door Bell: Smoke Detectors in All Required Locations

No

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.

Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) in All Required Locations

Not Required

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

Limitations

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

Some parts of the electrical system are excluded from this inspection: inaccessible wiring, underground utilities and system, low-voltage lighting or lighting on timers or sensors, alarm systems, generators, intercom and audio systems. Any comments made regarding these items are as a courtesy only and further evaluation may be desired.

Breakers & Panel Wiring

LABELING ACCURACY NOT VERIFIED

Inspectors do not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest verifying the labeling by manually operating the breakers.

Electrical Wiring

WIRING LIMITATIONS

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

Smoke Detectors / CO Alarms / Door Bell

DETERMINING IF DETECTORS HARDWIRED

Determining if the units are hardwired is beyond the scope of this inspections.

Findings

9.1.1 Excluded Items



CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

9.2.1 Service



SERVICE DROP WIRES THROUGH TREE(S)

Trees and/or vegetation were in contact with the electrical service wires. This condition can be a safety hazard. Service wires can be damaged during high winds. A qualified tradesperson is recommended to remove trees and/or vegetation as needed.

Recommendation

Contact a qualified tree service company.



9.3.1 Electrical Panel(s)

MORE THAN 6 BREAKERS / NO MAIN DISCONNECT

In the event of an electrical emergency, an readily accessible main disconnect is needed to turn the power off in one motion. A panel with more than 6 breakers needs a disconnect for safety reasons. A qualified electrician is recommended for further evaluation and repairs.

Recommendation

Contact a qualified electrical contractor.

 Safety Item/Defective



9.4.1 Breakers & Panel Wiring

BREAKERS NOT LABELED PROPERLY

One or more breakers were not labeled or not labeled specifically. Correction is recommended.

Recommendation

Contact a qualified professional.

 Attention Required



9.5.1 GFCI / AFCI Protection

RECOMMEND GFCI UPGRADE

⊖ Attention Required

This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, all kitchen counter top outlets, and at exterior, to GFCI protected outlets. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at GFCI Requirements

Recommendation

Contact a qualified professional.



9.6.1 Electrical Wiring

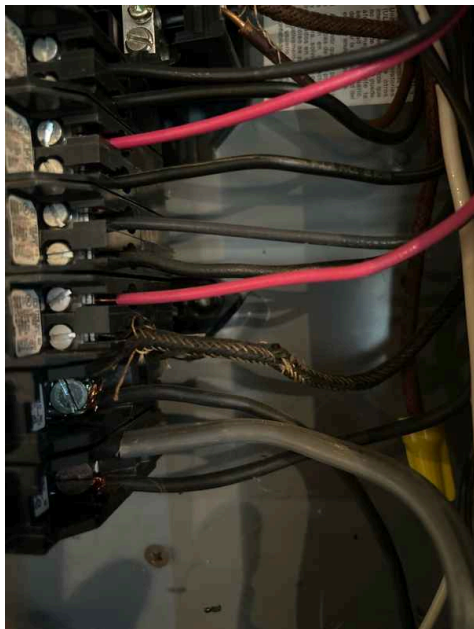
CLOTH COVERED

⊖ Attention Required

Cloth covered wiring was found at one or more locations. This wiring jacket on this type of wiring becomes brittle with time and when disturbed, can literally break apart by bending or pulling. The rubber sheathing can become brittle, crack, or fall off, which can cause arcing. Cloth jacketed wiring may also be an indication of knob and tube wiring concealed elsewhere as it was used during this time period as well. Recommend a qualified electrician evaluate all cloth covered wiring and repair.

Recommendation

Contact a qualified electrical contractor.



9.6.2 Electrical Wiring

EXPOSED WIRING - SUBJECT TO DAMAGE

 Safety Item/Defective

Exposed wiring was noted. This is a safety concern if used where it could be subject to physical damage (below 7ft). Exposed wire is normally installed in conduit for protection. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



9.6.3 Electrical Wiring

IMPROPER WIRE TERMINATION

 Safety Item/Defective

KITCHEN

Improperly terminated wires were noted in one or more areas. Correction is recommended for added safety.

Recommendation

Contact a qualified professional.



9.7.1 Outlets / Switches / Lighting / Fans

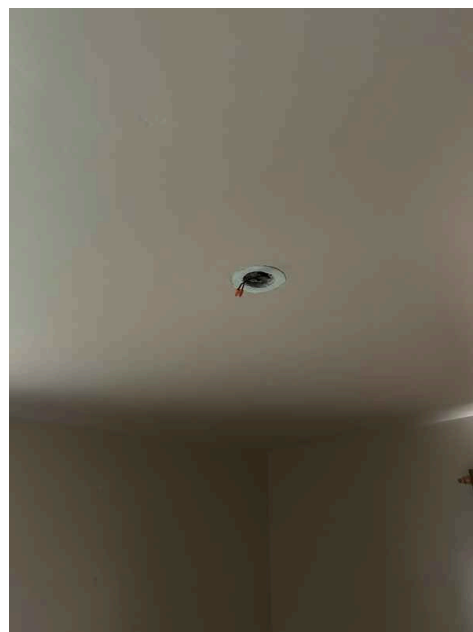
IMPROPERLY TERMINATED WIRING

Attention Required

Improperly terminated wires were noted in one or more areas. Correction is recommended for added safety.

Recommendation

Contact a qualified professional.



9.7.2 Outlets / Switches / Lighting / Fans

OPEN GROUNDED OUTLET(S)

Attention Required

Non grounded three prong outlets were present in one or more areas. Recommend repair by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



9.7.3 Outlets / Switches / Lighting / Fans

NO POWER OUTLET(S)

One or more outlets were not operational. Recommend further evaluation and repair by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Attention Required



9.7.4 Outlets / Switches / Lighting / Fans

JUNCTION BOX COVERS MISSING

Missing junction box covers were noted in one or more areas. Correction is recommended for added safety.

Recommendation

Contact a qualified professional.



Attention Required



9.7.5 Outlets / Switches / Lighting / Fans

2 PRONG OUTLET(S) NOTED

2-slot receptacles (outlets) rather than 3-slot (grounded receptacles) were noted. These do not have an equipment ground and are considered unsafe by today's standards. This is a safety concern and upgrading is highly recommended.

Recommendation

Contact a qualified professional.



Attention Required



9.8.1 Smoke Detectors / CO Alarms / Door Bell

SMOKE DETECTORS MISSING AT BEDROOM(S)

We recommend installing additional smoke detectors in all bedrooms to comply with current fire and safety standards and regulations.

Recommendation

Contact a handyman or DIY project



Safety Item/Defective

9.8.2 Smoke Detectors / CO Alarms / Door Bell

UPDATING DETECTORS RECOMMENDED



Attention Required

We recommend updating the detectors to the newer style with an internal 10-year battery. Corrections are recommended for added safety.

Recommendation

Contact a handyman or DIY project



10: HVAC

		IN	NI	NP	F
10.1	General				
10.2	Heating (Forced Air)				X
10.3	Heating (Not Forced Air)				X
10.4	Air Conditioning			X	
10.5	Filter(s) & Thermostat(s)				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Heating (Forced Air): Location

Crawl space

Heating (Forced Air): Estimated Year Mfg.

Unknown

Heating (Not Forced Air): Type

Wall Mounted

Heating (Not Forced Air): Energy Source

Electric

Air Conditioning: Location

N/A

Air Conditioning: System Type

N/A

Air Conditioning: No AC

This property does not have an Air Conditioner.

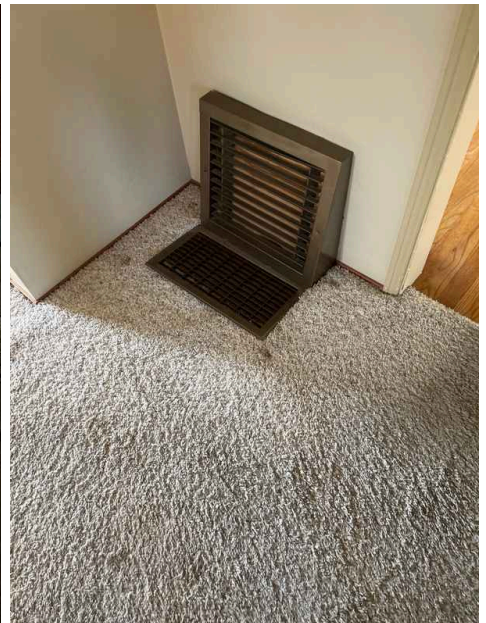
Heating (Forced Air): Energy source

Electric

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Heating (Forced Air): Furnace Abandoned / Not In Service

Note: A furnace has been abandoned and no longer in service and has not been removed.



Filter(s) & Thermostat(s): Thermostat and Air Filter(s) Disclaimer

Thermostats are not checked for calibration or timed functions. Only the basic functions are tested. The adequacy of the air filter and or air filter size is beyond the scope of this inspection.

Limitations

General

HVAC LIMITATIONS

This inspection excludes estimate the remaining life of heating or cooling components, determine system suitability, or test certain aspects of the system or guarantee the integrity of furnace heat exchangers or the absence of clogs or leaks in condensation pans and drain lines. In buildings with furnishings, the presence of a heat source may not be verified in all "live-able" rooms. Testing air conditioners in colder seasons might provide inaccurate results due to system pressures.

Findings

10.2.1 Heating (Forced Air)

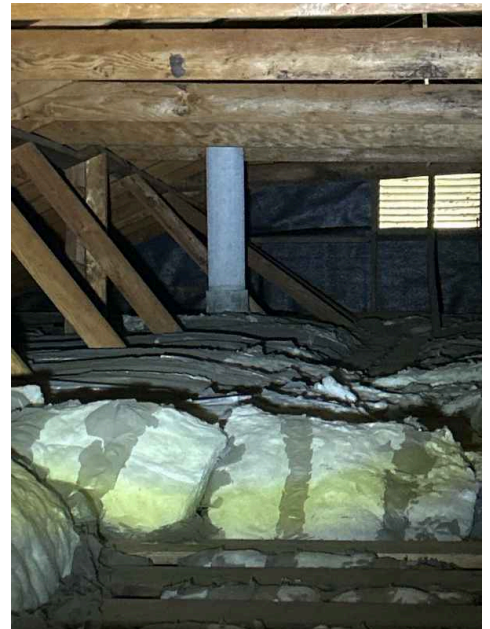
TRANSITE FLUE

Attention Required

The flue for the heater may contain asbestos. Testing for asbestos is beyond the scope of a home inspection. These flues are typically considered safe if left undisturbed. However, if you have any concerns this should be further evaluated by a qualified professional. Also, if the flue contains asbestos, there may be additional costs to remove and upgrade the flue to metal.

Recommendation

Contact a qualified professional.



10.3.1 Heating (Not Forced Air)

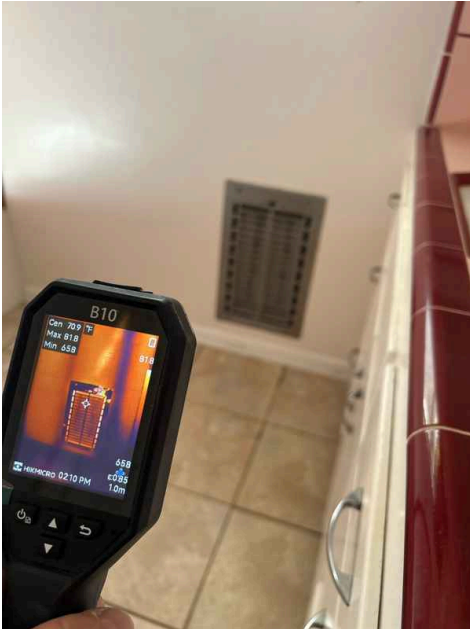
ELECTRIC BATHROOM HEATER

Safety Item/Defective

Electric heat wall units can pose a safety hazard near water and can also be a fire hazard. Most of these units are operating beyond their intended lifespan. Caution is recommended when using these heaters. Only the basic functions of these heaters are tested and further evaluation may be desired.

Recommendation

Contact a qualified professional.



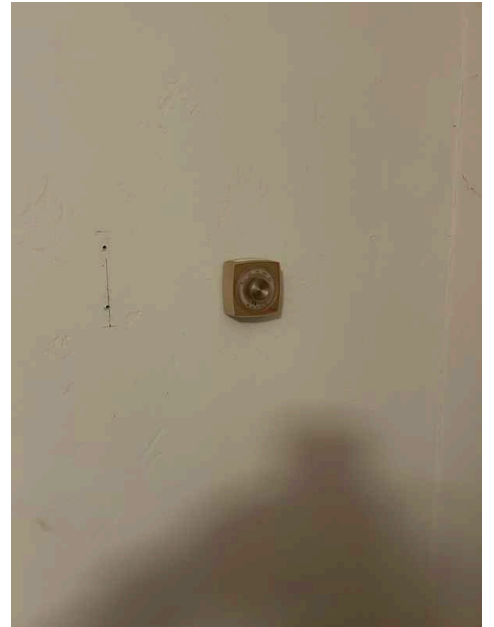
10.5.1 Filter(s) & Thermostat(s)

OLD THERMOSTAT

The thermostat is nearing the end of its lifespan and replacement is recommended.

Recommendation

Contact a qualified handyman.



11: INTERIOR, DOORS & WINDOWS

		IN	NI	NP	F
11.1	General	X			
11.2	Exterior Doors	X			
11.3	Interior Doors				X
11.4	Windows				X
11.5	Ceiling				X
11.6	Walls				X
11.7	Floors				X
11.8	Countertops & Cabinets				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Windows: Type

Wood, Single-pane

Limitations

General

WATER TIGHTNESS NOT TESTED

Determining if the doors /windows and or their assemblies are water tight is beyond the scope of this inspection. Home inspectors are looking for obvious and visual deficiencies / defects. There are companies that can water test with spray rigs if desired.

Windows

SINGLE PANE WINDOWS

Single pane windows were noted. These windows are not energy efficient and replacement should be considered.

Findings

11.2.1 Exterior Doors

RECOMMEND RE KEYING ALL EXTERIOR DOORS



We recommend re keying all the exterior doors for improved safety.

Recommendation

Contact a qualified professional.

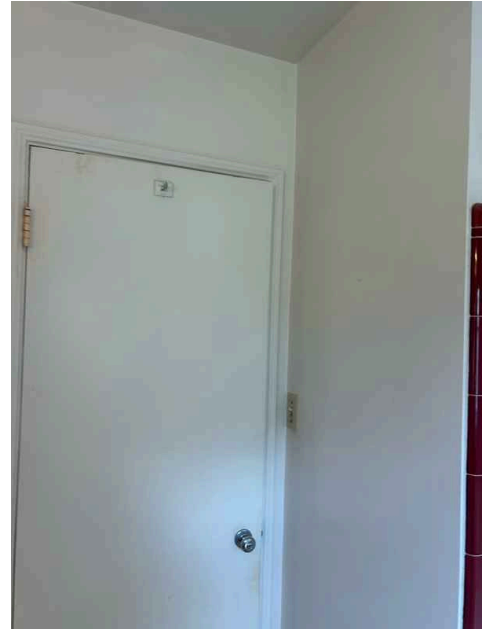
11.3.1 Interior Doors

 Attention Required**DOORS(S) RUB IN JAMB**

One or more doors rub in the jamb and correction is recommended.

Recommendation

Contact a qualified professional.



11.4.1 Windows

 Safety Item/Defective**BROKEN / CRACKED / CHIPPED WINDOW(S)**


Broken and or damaged glass was noted in one or more areas. Further evaluation is recommended by a licensed specialist.

Recommendation

Contact a qualified window repair/installation contractor.



11.4.2 Windows

 Observation**SCREEN(S) DAMAGED**

Window screens were damaged in one or more areas. Corrections are recommended.

Recommendation

Contact a qualified window repair/installation contractor.



11.4.3 Windows

SCREEN(S) MISSING

 Observation

Window screens were missing in one more areas. Corrections are recommended.

Recommendation

Contact a qualified window repair/installation contractor.



11.4.4 Windows

WINDOW LOCK DIFFICULT

 Attention Required

SEVERAL AREAS

Window lock difficult to operate at one or more location. Recommend further evaluation by a licensed window contractor and correct as needed.

Recommendation

Contact a qualified professional.

11.5.1 Ceiling

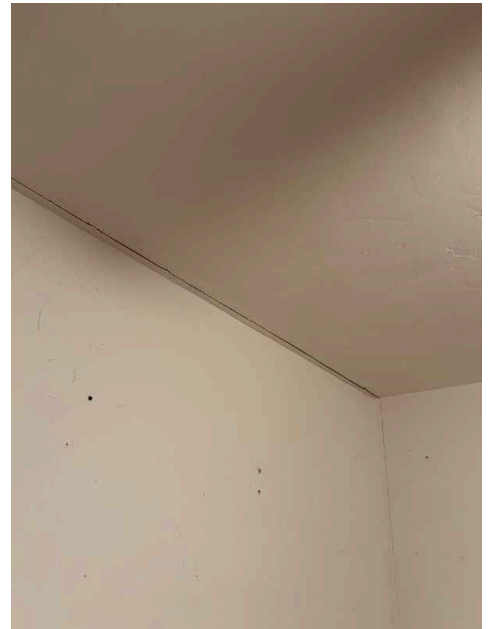
COMMON CRACKS/DETERIORATION NOTED

 Attention Required

Common to moderate cracks were present in one or more areas (typical cosmetic damage). Advise paint and/or repairs as needed.

Recommendation

Contact a handyman or DIY project



11.5.2 Ceiling

SETTLEMENT CRACKS

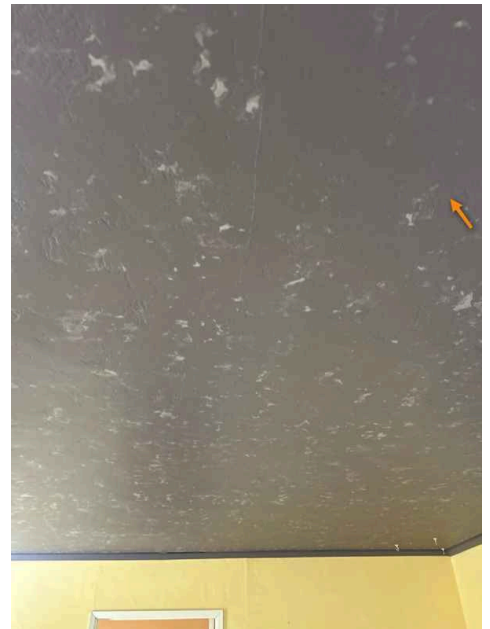


Attention Required

The ceiling had cracks in one or more areas. The cause can vary from to typical settlement to structural movement. We recommend repair as necessary. Further evaluation may be desired.

Recommendation

Contact a qualified professional.



11.6.1 Walls

COMMON CRACKS / DETERIORATION NOTED

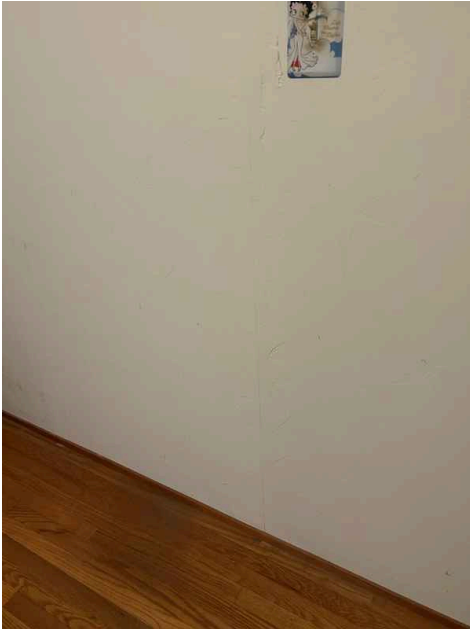


Attention Required

Common to moderate cracks were present in one or more areas (typical cosmetic damage). Advise paint and/or repairs as needed.

Recommendation

Contact a handyman or DIY project



11.7.1 Floors

LOOSE CARPETING NOTED

— Attention Required

Loose carpeting was noted in one or more areas. A qualified professional is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified flooring contractor

11.7.2 Floors

DAMAGE NOTED - POSSIBLE TERMITE ACTIVITY

— Attention Required

Damage was noted which appeared to be from termite activity and a termite inspection is highly recommended.

Recommendation

Contact a qualified pest control specialist.

11.7.3 Floors

SQUEAKING FLOOR(S) NOTED

— Attention Required

Squeaking or creaking noises occur when walking the property. This is usually caused by substandard construction practices (based on today's standards) where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used but typically it is from nails being used rather than screws which back themselves out. This is typically only an annoyance rather than a structural problem. Upgrades may be desired.

Recommendation

Contact a qualified flooring contractor

11.7.4 Floors

FLOOR DAMAGE / LIFTING / FAULTY

— Attention Required

Flooring in one or more areas was damaged, lifting and/or faulty. Recommend that a qualified contractor replace or repair flooring as necessary.

Recommendation

Contact a qualified flooring contractor



11.7.5 Floors

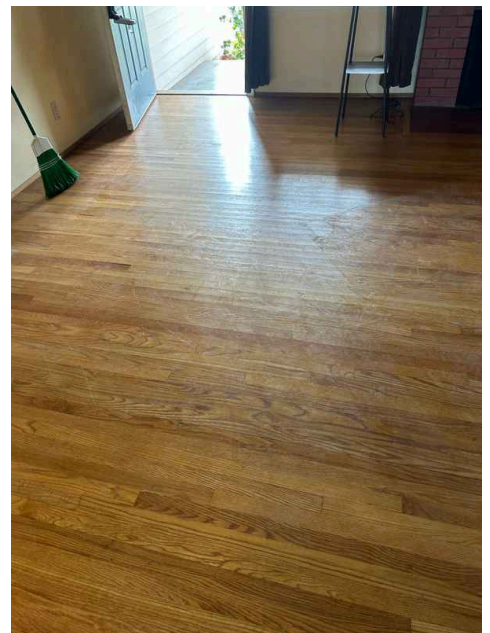
⊖ Attention Required

WOOD "CUPPING" NOTED

Wood flooring in one or more areas was "cupped" which is when the wood is turned up on the ends, discolored. This may indicate that the floor was not dried out properly before installing and or has been exposed to water or that the flooring (possibly from ongoing cleaning). Consult with the owner and monitor the stained area(s) in the future. It is possible that affected areas of the wood flooring will need to be refinished or replaced to obtain a flat surface. A qualified professional is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified flooring contractor



11.7.6 Floors

⊖ Attention Required

FLOORING STAINED / SOILED

Flooring in one or more areas was stained or soiled. Recommend having flooring professionally cleaned as necessary.

Recommendation

Contact a qualified cleaning service.



11.8.1 Countertops & Cabinets

CABINET LOOSE

KITCHEN

Cabinets were loose in one or more areas. Corrections are recommended.

Recommendation

Contact a qualified cabinet contractor.

⊖ Attention Required



11.8.2 Countertops & Cabinets

CABINET STAINS

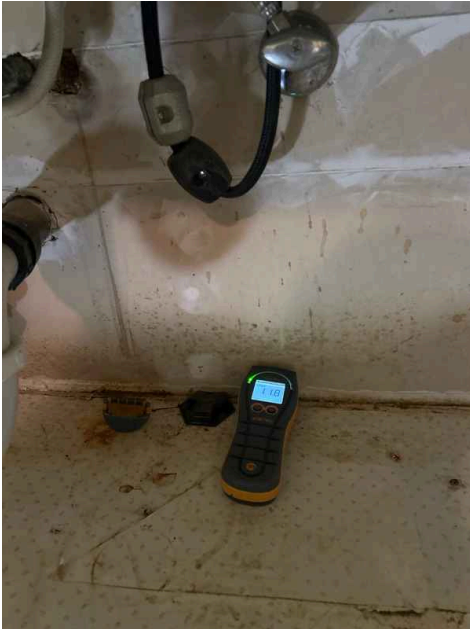
HALL BATHROOM

Dry water stains were found at interior cabinets. This may be from a past leak. Recommend repair as necessary.

Recommendation

Contact a qualified professional.

⊖ Attention Required



12: APPLIANCES

		IN	NI	NP	F
12.1	General	X			
12.2	Range/Oven/Cooktop	X			
12.3	Exhaust / Ventilation				X
12.4	Dishwasher			X	
12.5	Garbage / Food Disposal			X	
12.6	Microwave			X	
12.7	Refrigerator			X	
12.8	Washer/Dryer			X	

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Range / Oven / Cooktop Energy Source / Supply
Electric

General: Exhaust / Ventilation Type
Hood

Range/Oven/Cooktop: Thermal Image of Oven Working

Thermal image of the oven working. This unit appeared functional.



Refrigerator: Fridge Conveys?
N/A

Refrigerator: Fridge Water Supply Connection
Not Present / NA

Range/Oven/Cooktop: Thermal Image of Range Working

Infrared picture of range/cooktop in operation. This unit appeared operational.



Washer/Dryer: Washer(s)/Dryer(s) Not Inspected

Washer(s) and dryer(s) are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). These items are not moved and typically the outlet and or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Limitations

General

APPLIANCE LIMITATIONS

The following items are not included in this inspection: appliances such as outdoor barbecues, refrigerators, freezers, ice makers, warming ovens, griddles, broilers, appliance timers, clocks, coffee makers, trash compactors, hot water dispensers, water filters, cook functions, self-cleaning operations, thermostat or temperature control accuracy, lights, central vacuum systems, elevators and stair lifts. Any comments made regarding these items are as a courtesy only. We do not provide an estimate of the remaining life of appliances and does not determine the adequacy of operation of appliances. We do not note models or serial numbers, appliance manufacturers and does not determine if appliances are subject to recalls. Items, areas and components behind and obscured by appliances are inaccessible and not included in the inspection.

Findings

12.3.1 Exhaust / Ventilation

EXHAUST FAN RE-CIRCULATING

⊖ Attention Required

The ventilator was re circulating (not routing the air to the exterior) which is not up to today's standards. This is to exhaust heat and the products of combustion if a gas appliance is installed. Upgrades may be desired.

Recommendation

Contact a qualified appliance repair professional.



12.3.2 Exhaust / Ventilation

EXHAUST HOOD LIGHT INOPERABLE / MISSING BULBS

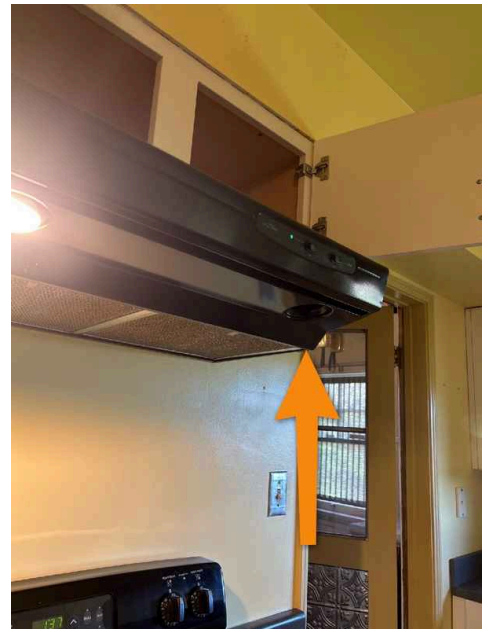


Attention Required

The light in the exhaust hood was inoperable and/or missing bulbs. This can restrict visibility of cooktop / stove top. Recommend to replace light bulb(s) or that repairs be made by a qualified person if necessary.

Recommendation

Contact a qualified appliance repair professional.



12.4.1 Dishwasher

NO DISHWASHER



Observation

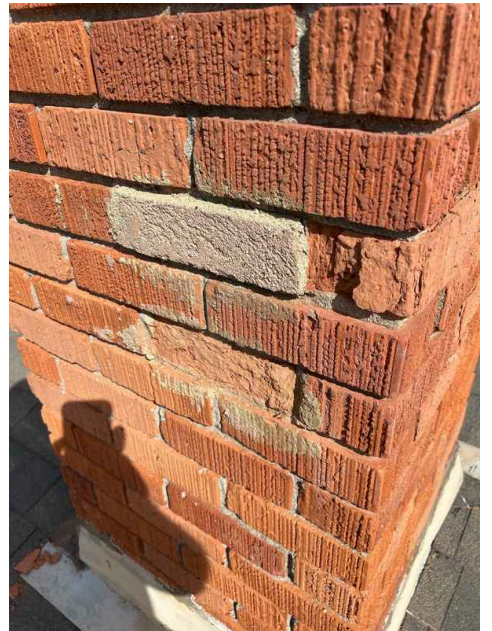
Dishwasher was missing, removed or never installed. Recommend repairs be made by a qualified appliance repair person as needed.

Recommendation

Contact a qualified professional.

Recommendation

Contact a qualified fireplace contractor.



14: GARAGE / CARPORT

		IN	NI	NP	F
14.1	General	X			
14.2	Structure	X			
14.3	Occupant Door(s)				X
14.4	Vehicle Door(s)				X
14.5	Automatic Opener(s)			X	
14.6	Floor, Walls, Ceiling				X
14.7	Exterior Door(s)				X
14.8	Garage Ventilation			X	

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Structure Type

Attached Garage

General: Occupant Door

Wood, Not a Fire Rated Assembly

General: Vehicle Door

Tilt-up, Wood

General: Automatic Opener Safety Devices

N/A

General: Wall Type

Finished

General: Ceiling Type

Open framing

General: Garage Ventilation

Not Present

Limitations

General

GARAGE LIMITATIONS

Determining adequacy of firewall ratings is beyond the scope of the inspection. Ventilation requirements vary by municipality.

Vehicle Door(s)

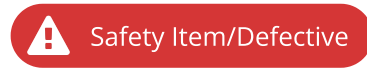
NOTICE

Determining if the spring tension and or balancing is adequate is beyond the scope of this inspection. Only the basic operation was tested. The vehicle door is by far the largest and heaviest moving item in a house and should be used carefully. Regular maintenance is very important.

Findings

14.3.1 Occupant Door(s)

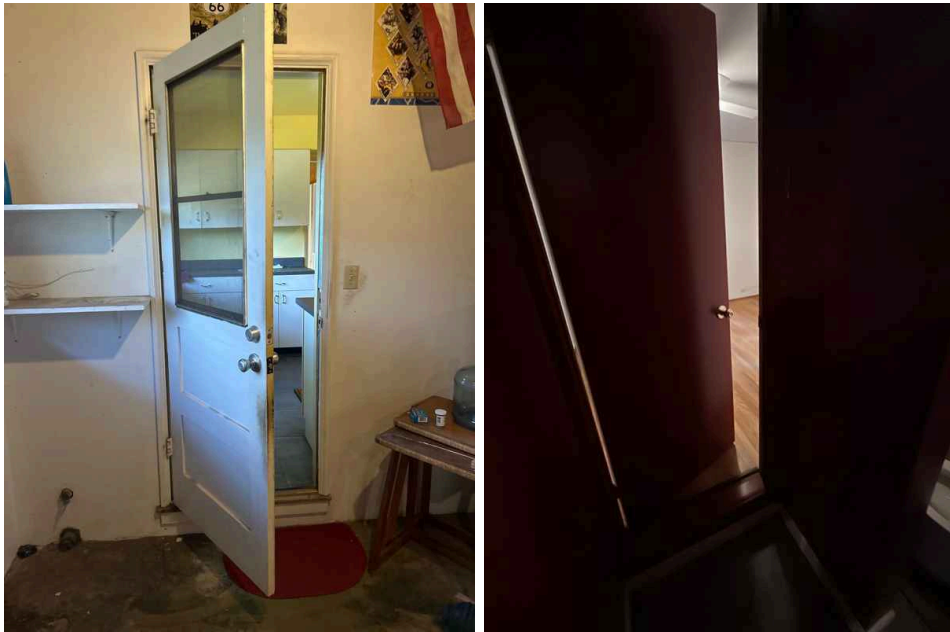
DOOR NOT FIRE RESISTANT



The door between the dwelling and garage did not appear to be fire resistant. This is a potential safety hazard. These doors are intended to prevent fire and/or fumes from spreading from the garage to the living space. Recommend replacement by a qualified contractor as per standard building practices.

Recommendation

Contact a qualified door repair/installation contractor.



14.4.1 Vehicle Door(s)

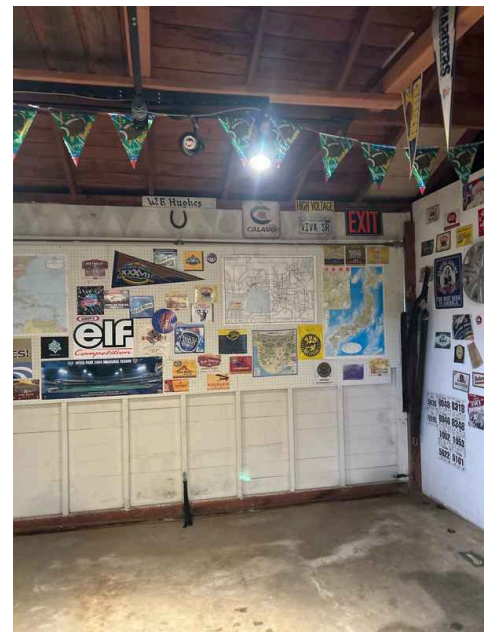
⊖ Attention Required

HEAVY WOODEN DOOR

The garage door is a heavy, wooden, type that is potentially dangerous because of its weight. Therefore, its springs should be periodically tested to make sure that they are able to bear the full weight of the door at almost any angle, and particularly if children or the elderly occupy the residence.

Recommendation

Contact a qualified professional.



14.6.1 Floor, Walls, Ceiling

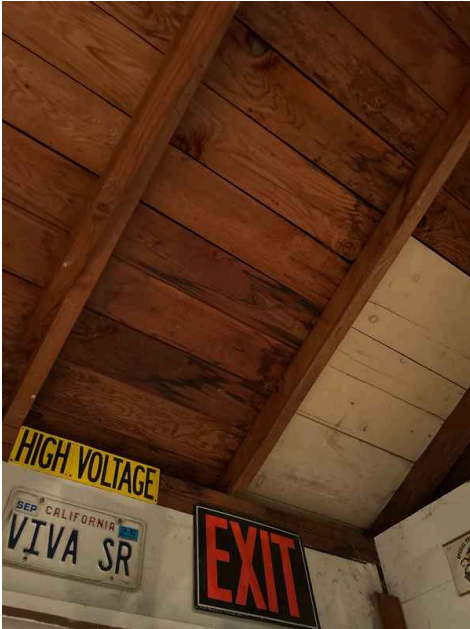
⊖ Attention Required

WET STAINS CEILING - ROOF

Stains of moisture were found in one or more ceiling areas. The stains appear to be due to a roof leak (past or present). Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



14.6.2 Floor, Walls, Ceiling

FIRE WALL GAPS, HOLES, DAMAGE

 Safety Item/Defective

Gaps, holes or openings were present at the attached garage walls or ceilings. Walls and ceilings between the garage and house are required to provide limited fire resistance rating to prevent the spread of fire between the garage and house. Recommend that a qualified contractor repair as per standard building practices.

Recommendation

Contact a qualified drywall contractor.



14.7.1 Exterior Door(s)

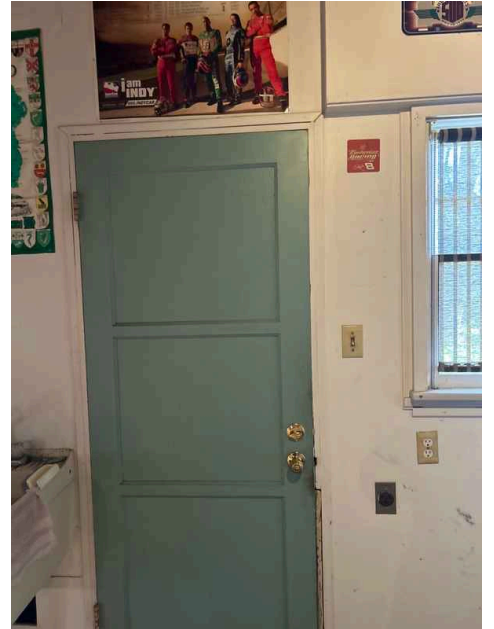
RUBS IN JAMB

 Attention Required

The door rubs in the jamb and/or floor in one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



14.8.1 Garage Ventilation

NO GARAGE VENTILATION

Attention Required

No garage ventilation was noted. Calculating the adequacy of the ventilation is beyond the scope of this inspection. Some cities are not requiring this in newer construction but we recommend adding ventilation for added safety.

Recommendation

Contact a qualified professional.