



PACIFIC CREST HOME INSPECTIONS

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INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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04/28/2026



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

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PLEASE BE ADVISED:

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

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

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

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

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

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

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

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

Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

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

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

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

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

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

Definitions of Comments

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of

the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

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

Definition of Annotation Item

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

1. Items that are cosmetic in nature or that are attributed to normal wear and/or age.
2. Items that should be monitored and may require repair.
3. Items that are functional but may require replacement due to age or condition.

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

1. Items that do not function as intended.
2. Items that require further evaluation by qualified professionals in a specific field.
3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions within the Standards of Practice.

Safety Concern = May include the following condition:

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

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

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

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

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



ITEMS INSPECTED



OBSERVATION ITEM



ATTENTION ITEM



SAFETY CONCERN

- 🔧 2.1.1 Service Disconnects - Main Water Shut-Off Device (Describe Location): Automatic Shut-Off
- 🔧 2.2.1 Service Disconnects - Main Gas Shut Off Valve (Describe Location): Propane Tank - Empty
- 🔧 3.1.1 Built-In Appliances - Dishwasher: Rust at Trays
- 🔧 3.3.1 Built-In Appliances - Exhaust Fan/Range Hood/Downdraft: Components Need Cleaned
- ⊖ 3.5.1 Built-In Appliances - Garbage Disposer: Rust at Housing
- ⊖ 4.3.1 Plumbing System - Fixtures and Connected Devices : Angle Stop Corroded
- ⊖ 4.3.2 Plumbing System - Fixtures and Connected Devices : Laundry Hoses Upgrade
- ⊖ 4.3.3 Plumbing System - Fixtures and Connected Devices : Corrosion/Damage at Supply Hoses
- ⊖ 4.3.4 Plumbing System - Fixtures and Connected Devices : Hose Bib - Obstructed
- ⊖ 4.4.1 Plumbing System - Tub/Shower Fixtures: Tub Diverter Servicing
- ⊖ 4.4.2 Plumbing System - Tub/Shower Fixtures: Shower Valve/Tub Spout Loose
- 🔧 4.4.3 Plumbing System - Tub/Shower Fixtures: Tub Pump- Inaccessible
- 🔧 4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Previous Leak
- ⊖ 4.6.1 Plumbing System - Water Heaters, Controls, Flues and Vents: Water Heater-Aged
- 🔧 4.6.2 Plumbing System - Water Heaters, Controls, Flues and Vents: Expansion Tank
- ⊖ 4.6.3 Plumbing System - Water Heaters, Controls, Flues and Vents: Corrosion at Valve/Supply
- 🔧 4.6.4 Plumbing System - Water Heaters, Controls, Flues and Vents: Sediment Trap Improper
- ⊖ 4.6.5 Plumbing System - Water Heaters, Controls, Flues and Vents: Rodent Activity
- 🔧 5.1.1 Electrical System - Main and Distribution Panels: Full Panel
- ⊖ 5.1.2 Electrical System - Main and Distribution Panels: Labels - Illegible
- ⊖ 5.1.3 Electrical System - Main and Distribution Panels: Knockouts Missing
- ⚠️ 5.3.1 Electrical System - Overcurrent Devices (Circuit Breakers, Fuses): Over-fused wire
- ⊖ 5.4.1 Electrical System - Branch Circuit Conductors : Open Junction Box
- ⊖ 5.4.2 Electrical System - Branch Circuit Conductors : Extension Cords
- ⊖ 5.5.1 Electrical System - Connected Devices and Fixtures: Recep - Loose
- 🔧 5.5.2 Electrical System - Connected Devices and Fixtures: Cracked/Damaged Faceplate
- ⊖ 5.5.3 Electrical System - Connected Devices and Fixtures: Lights Flickering
- ⊖ 5.5.4 Electrical System - Connected Devices and Fixtures: Switch Painted
- ⊖ 5.7.1 Electrical System - Polarity and Ground of Receptacles: Reversed Polarity
- ⊖ 5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): GFCI - Failed

- ⊖ 5.8.2 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): Lighting on GFCI
- 🔧 5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection
- ⊖ 5.10.1 Electrical System - Smoke Detectors: Smoke Detector Aged
- ⊖ 5.11.1 Electrical System - Carbon Monoxide Detector: No Carbon Monoxide Detector
- ⊖ 6.2.1 Interiors - Ceilings : Elevated Moisture Levels Noted
- ⊖ 6.2.2 Interiors - Ceilings : Water Staining
- 🔧 6.2.3 Interiors - Ceilings : Evidence of a Ceiling patch
- 🔧 6.3.1 Interiors - Walls : Settlement cracks
- 🔧 6.4.1 Interiors - Floor Coverings : Carpet-Old
- ⊖ 6.4.2 Interiors - Floor Coverings : Cracked/Chipped Tile
- 🔧 6.4.3 Interiors - Floor Coverings : Stains in Carpet
- ⊖ 6.4.4 Interiors - Floor Coverings : Flooring Damaged/Missing
- ⊖ 6.4.5 Interiors - Floor Coverings : Carpet Loose
- ⊖ 6.6.1 Interiors - Counters and a Representative Number of Cabinets: Loose/Missing Door Hardware
- 🔧 6.6.2 Interiors - Counters and a Representative Number of Cabinets: Countertop Damaged
- ⊖ 6.7.1 Interiors - Tub/Shower Enclosure: Clean and Recaulk showers/tubs
- ⊖ 6.7.2 Interiors - Tub/Shower Enclosure: Seal Grout
- ⊖ 6.7.3 Interiors - Tub/Shower Enclosure: Enclosure Wall Leaks
- ⊖ 6.7.4 Interiors - Tub/Shower Enclosure: Seal Enclosure
- ⊖ 6.8.1 Interiors - Doors (Representative Number): Door Not Latching
- ⊖ 6.8.2 Interiors - Doors (Representative Number): Door Not Square/Plumb
- ⊖ 6.9.1 Interiors - Windows (Representative Number): Fogged or Failing Windows
- ⊖ 6.9.2 Interiors - Windows (Representative Number): Cracked/Broken
- ⊖ 6.9.3 Interiors - Windows (Representative Number): Slipped Spring
- ⊖ 6.9.4 Interiors - Windows (Representative Number): Screens-Damaged
- ⊖ 6.9.5 Interiors - Windows (Representative Number): Screens-Missing
- 🔧 6.9.6 Interiors - Windows (Representative Number): Dirty
- 🔧 6.9.7 Interiors - Windows (Representative Number): Damaged Window Covering
- ⊖ 6.10.1 Interiors - Attic: Wasp Nest
- ⊖ 7.1.1 Garage - Garage General: Rodents
- ⊖ 7.3.1 Garage - Garage Walls (Including Firewall Separation): Possible Organic Growth
- ⊖ 7.3.2 Garage - Garage Walls (Including Firewall Separation): Damaged Drywall
- 🔧 7.4.1 Garage - Garage Floor: Cracks
- ⊖ 7.5.1 Garage - Garage Door: Gaps in Seal
- ⊖ 7.7.1 Garage - Garage Door Operators: Backup Battery
- 🔧 7.8.1 Garage - Garage Vents: Lack of Ventilation
- ⊖ 8.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Dryer Vent
- ⊖ 9.2.1 Roofing - Roof Coverings: Slipped/Cracked Tile (Tile)
- ⊖ 9.2.2 Roofing - Roof Coverings: Valley - Closed (Tile)
- ⊖ 9.2.3 Roofing - Roof Coverings: Tile Roof-Aged
- ⊖ 9.5.1 Roofing - Roof Drainage Systems: Gutter System Incomplete

- ⊖ 10.1.1 Exterior - Exterior General Information: Rodent Activity
- 🔧 10.2.1 Exterior - Wall Cladding, Flashing and Trim: Stucco Cracks
- ⊖ 10.2.2 Exterior - Wall Cladding, Flashing and Trim: Evidence of wood destroying organisms
- ⊖ 10.2.3 Exterior - Wall Cladding, Flashing and Trim: Sprinklers spraying house
- ⊖ 10.4.1 Exterior - Doors (Exterior): Wood Damage
- ⊖ 10.4.2 Exterior - Doors (Exterior): Fogged Glass Pane
- ⊖ 10.4.3 Exterior - Doors (Exterior): Handle Damaged
- ⊖ 10.5.1 Exterior - Eaves, Soffits and Fascia: Wood Destroying Pests
- 🔧 10.6.1 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Cracks In Hardscape
- 🔧 10.6.2 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Sub Surface Drainage
- 🔧 10.6.3 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Large tree
- 🔧 10.6.4 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Hillside Setting
- ⊖ 10.6.5 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Negative Slope in Grading
- ⊖ 10.6.6 Exterior - Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building): Retaining Wall-Cracks
- ⊖ 10.9.1 Exterior - Fencing and Gates: Fencing Partially Visible
- ⊖ 11.7.1 Structural Components - Presence of Foundation Bolts: Exposed Mount Hardware
- ⊖ 12.1.1 Heating Equipment - Heating Equipment : Heater - Aged
- 🔧 12.1.2 Heating Equipment - Heating Equipment : Drip Leg
- ⊖ 12.1.3 Heating Equipment - Heating Equipment : Combustible Blocking
- ⊖ 12.1.4 Heating Equipment - Heating Equipment : Furnace - Inoperable Fan
- ⊖ 13.1.1 Cooling Equipment - Cooling and Air Handler Equipment: A/C Aged
- ⊖ 13.1.2 Cooling Equipment - Cooling and Air Handler Equipment: Shared Drain
- ⊖ 13.1.3 Cooling Equipment - Cooling and Air Handler Equipment: Evaporation Coil - Excess Noise
- 🔧 14.3.1 Chimney, Fireplace, or Stove - Gas/LP(Propane) Fire Logs and Fireplaces : Manufactured Fireplace

1: INSPECTION DETAILS

Information

Type Of Building Single Family	Year Built (According to Available Data) 2003	Weather Conditions Sunny
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Outside Temperature (Approximate) 70 Degrees	Number of Levels 2	Property Occupied Yes
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Parties Present

Owner

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

What To Take Away for the Inspection?

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

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

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

But the issues that really matter fall into four categories:

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

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

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

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

Schedule a Home Maintenance Inspection

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

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

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

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

Schedule next year's maintenance inspection with us today!

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

Limitations

General Inspection Info

OCCUPIED: YES

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

General Inspection Info

PRE-LISTING INSPECTION

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

2: SERVICE DISCONNECTS

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

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

Information

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

Left Side of the Building



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

Rear Exterior



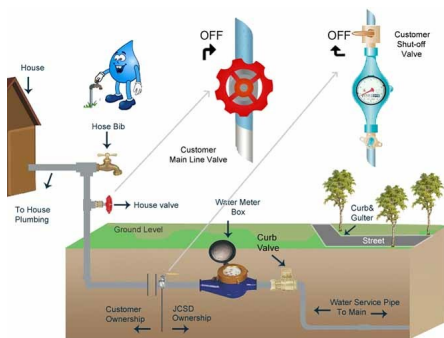
Main Water Shut-Off Device (Describe Location): Shut Off Information

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

1. Ball Valve. This valve operates by turning a lever. Turning the valve "Perpendicular" to the pipe will secure the water supply to the home.
2. Gate Valve. This valve operates like a hose bib. Turning this valve clockwise will secure the water supply to the home.

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

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



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

At the Propane Tank, Rear of the Building



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

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

[SDGE Reference for Emergency Shut Off](#)

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

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

[SDGE Reference for Emergency Shut Off](#)

Observations

2.1.1 Main Water Shut-Off Device (Describe Location)



AUTOMATIC SHUT-OFF

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

Recommendation

Contact a qualified professional.

2.2.1 Main Gas Shut Off Valve (Describe Location)



PROPANE TANK - EMPTY

The propane tank was noted near empty (20%) during inspection. Recommend consulting the local gas/propane company for service.

Recommendation

Contact your local utility company



3: BUILT-IN APPLIANCES

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

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

Information

Dishwasher

Bosch

Range

Dacor, -Propane-

Exhaust/Range Hood

-Vented-, Dacor

Disposer

In Sink Erator

Buit-in Microwave

Dacor

Oven

-Electric-, Dacor

Home Warranty

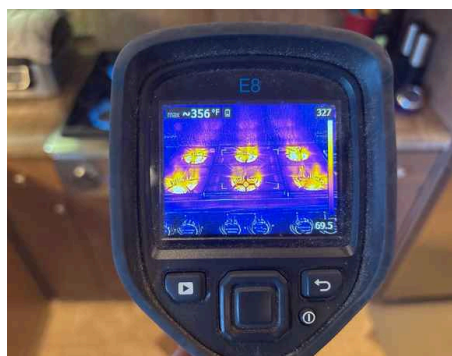
This inspection is intended to represent the condition of the appliances at the time of the inspection. It is common for appliance issues to arise in homes that are in the transition process. Damage can occur during the move-in/move-out process, appliances that are accustomed to frequent operation can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

Dishwasher: Dishwasher Test

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

Ranges and Cooktops: Thermal Image Showing Operation

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



Wall Oven: Thermal Image Showing Operation

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



Built-In Microwave : Picture of Microwave During Operation

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



Limitations

General Appliance Information

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Appliance Information

APPLIANCES NOT MOVED

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

Refrigerator

REFRIGERATOR NOT INSPECTED

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

Washer/Dryer

WASHER/DRYER NOT INSPECTED

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

Central Vacuum

CENTRAL VACUUM NOT INSPECTED

A central vacuum system was noted installed in the home. Inspection of this system is beyond the scope of the inspection. This equipment is prone to blockages and required periodic cleaning/maintenance. Recommend further evaluation as necessary.



Observations

3.1.1 Dishwasher

RUST AT TRAYS

Corrosion was noted at the dishwasher trays. This does not appear to impact performance. Advise repair/replacement by a licensed appliance contractor as necessary.

Recommendation

Contact a qualified appliance repair professional.



3.3.1 Exhaust Fan/Range Hood/Downdraft

COMPONENTS NEED CLEANED

The vent hood appeared operational at the time of the inspection. However, the unit was noted in need of general cleaning and maintenance. Recommend professional cleaning/maintenance by a licensed appliance contractor as necessary.



Recommendation

Contact a qualified appliance repair professional.

3.5.1 Garbage Disposer

RUST AT HOUSING

Corrosion/evidence of previous possible leaks were noted at the garbage disposer housing. This typically indicates that the appliance is beyond the expected life span. Recommend consulting a licensed appliance contractor for repair/replacement as necessary.

Recommendation

Contact a qualified professional.



4: PLUMBING SYSTEM

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

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

Information

Water Source

Public

Plumbing Supply

Copper

Plumbing Distribution

Copper, Partially Visible

Washer Drain Size

2" Diameter

Plumbing Waste

ABS, PVC, Partially Visible

Water Heater Fuel Source

Propane

Water Heater Flue Pipe Material

Single Wall Metal, Double Wall Metal

Capacity

75 GALLONS

Year Water Heater Was Made

2016

Manufacturer

Bradford-White

Water Pressure

ADEQUATE

Gas Distribution Piping

Rigid Iron Pipe

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

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



Water Pressure: Water Pressure Normal

Water pressure was noted within normal operation parameters.



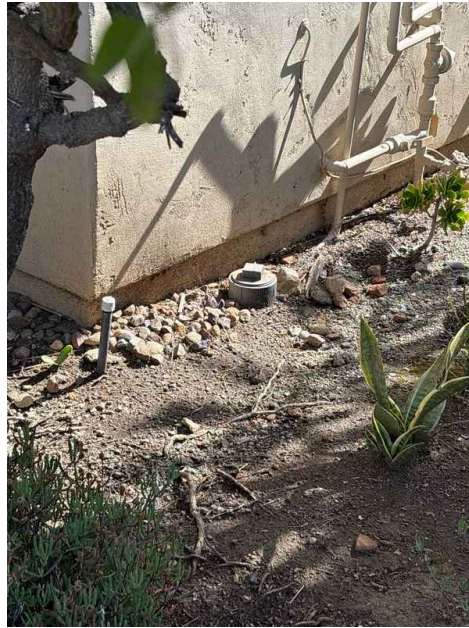
Plumbing General : Plumbing-General

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

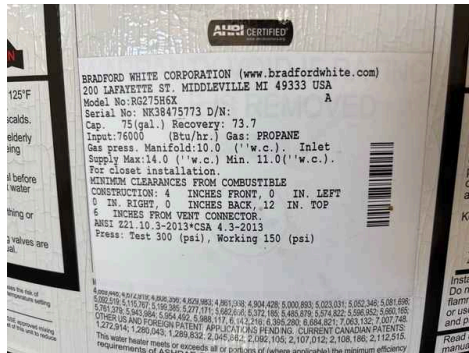
Plumbing General : Plumbing General Continued...

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

Plumbing Drain, Waste and Vent Systems: Cleanout Location Driveway, Left Side Yard



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



Limitations

Plumbing General

PLUMBING INSPECTION LIMITATIONS

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

Plumbing Water Supply and Distribution System

GENERAL PLUMBING LIMITATIONS

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

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

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

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

Water Filter/Softener

WATER FILTER

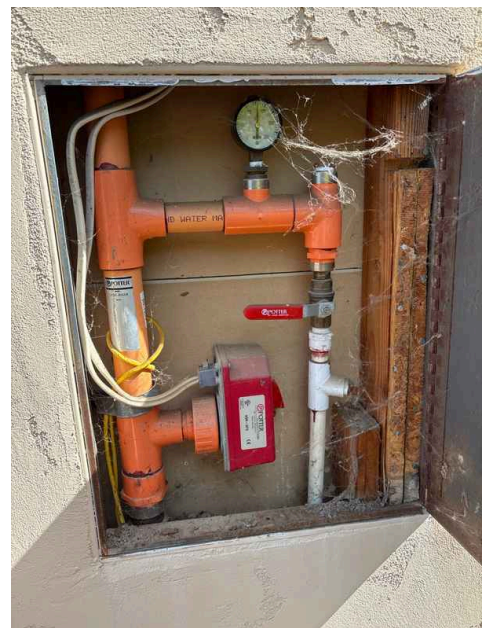
We do not inspect water filtration units. Recommend contacting the installer for information on life expectancy or condition.



Fire Sprinklers/Controls

FIRE SUPPRESSION NOT INSPECTED

Fire sprinklers observed during the time of inspection. We do not inspect or evaluate this equipment as part of the home inspection. Advise consulting a licensed professional for further evaluation to determine if latent defects exist.



Hot Water Recirculating Pump

RECIRCULATING PUMP NOT INSPECTED

A hot water recirculating pump was noted present at the water heater area. We do not inspect or evaluate this component as part of the home inspection. Advise asking the seller to demonstration operation and have further evaluated by a licensed plumbing contractor as necessary.



Observations

4.3.1 Fixtures and Connected Devices



ANGLE STOP CORRODED

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

Recommendation

Contact a qualified plumbing contractor.



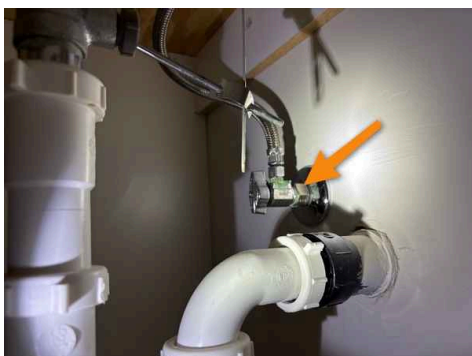
Kitchen Sink



Half Bathroom



Shared Bathroom



Shared Bathroom



2nd Bedroom Bathroom

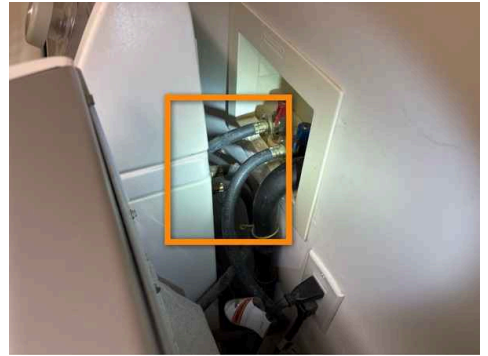
4.3.2 Fixtures and Connected Devices

 Attention Item
LAUNDRY HOSES UPGRADE

The laundry area is equipped with rubber supply hoses. This type of hose is prone to dry rot and failure. Recommend replacement with new steel-braided hoses by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.3.3 Fixtures and Connected Devices

 Attention Item
CORROSION/DAMAGE AT SUPPLY HOSES

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

Recommendation

Contact a qualified plumbing contractor.



Kitchen Sink

4.3.4 Fixtures and Connected Devices

 Attention Item
HOSE BIB - OBSTRUCTED

The hose bib was noted obstructed by vegetation. Recommend corrections by a qualified professional.

Recommendation

Contact a qualified professional.



Right Exterior

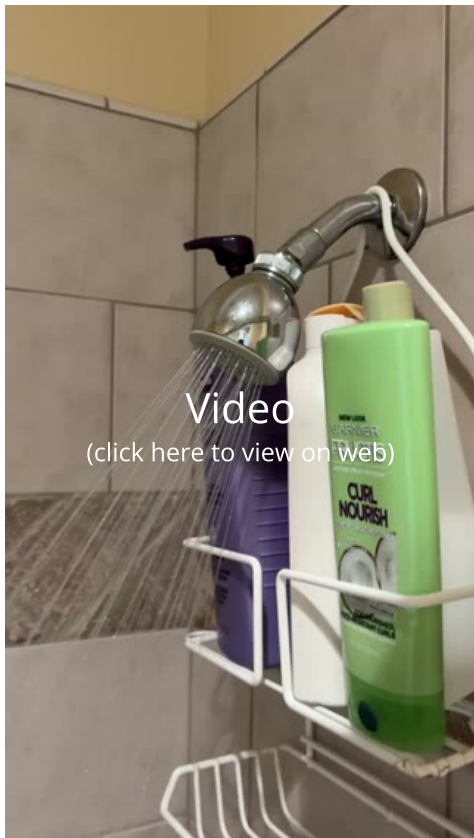
4.4.1 Tub/Shower Fixtures

 Attention Item
TUB DIVERTER SERVICING

The tub diverter 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 by a licensed plumbing contractor and correction as necessary.

Recommendation

Contact a qualified plumbing contractor.



Shared Bathroom



2nd Bedroom Bathroom

4.4.2 Tub/Shower Fixtures

SHOWER VALVE/TUB SPOUT LOOSE

 Attention Item

The shower valve and tub spout was noted loose to the wall. Excess movement in the valve can promote damage to the fixture and promote leaks. In some cases, this repair needs to be done from within the wall cavity and can be costly. Advise consulting a licensed plumbing contractor to determine if corrections are needed at this time.

Recommendation


Contact a qualified plumbing contractor.



Shared Bathroom

4.4.3 Tub/Shower Fixtures

TUB PUMP- INACCESSIBLE

 Observation Item

I was unable to access the master jetted tub pump without disassembling cabinetry. Recommend further evaluation as necessary.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

4.5.1 Plumbing Drain, Waste and Vent Systems

**PREVIOUS LEAK**

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

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom Sinkstop



Master Bathroom

4.6.1 Water Heaters, Controls, Flues and Vents

**WATER HEATER-AGED**

The water heater installed in the home appears to be approaching the "service life" of the appliance. Although functional at the time of the inspection, remaining life may be limited. It is recommended that you consult a licensed plumbing contractor prior to the end of your contingency period to establish a plan for maintenance and future replacement.

Recommendation

Contact a qualified plumbing contractor.



MFD 2016

4.6.2 Water Heaters, Controls, Flues and Vents

**EXPANSION TANK**

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

Recommendation

Contact a qualified plumbing contractor.

4.6.3 Water Heaters, Controls, Flues and Vents



Attention Item

CORROSION AT VALVE/SUPPLY

Corrosion/evidence of previous possible leaks were noted at the water heater supply lines and/or valves. Advise consulting a licensed plumbing contractor to determine a complete list of necessary correction.

Recommendation

Contact a qualified plumbing contractor.



4.6.4 Water Heaters, Controls, Flues and Vents



Observation Item

SEDIMENT TRAP IMPROPER

The sediment trap was noted installed at the water heater side. This is not in compliance with today's building standards. Recommend correction by a licensed plumbing contractor as required.

Recommendation

Contact a qualified plumbing contractor.



4.6.5 Water Heaters, Controls, Flues and Vents



Attention Item

RODENT ACTIVITY

Evidence of rodent activity was noted at the water heater area. Recommend consulting a licensed pest control company to determine corrections needed at this time.

Recommendation

Contact a qualified pest control specialist.



5: ELECTRICAL SYSTEM

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

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

Information

Electrical Service Conductors

Below Ground

Panel Type

Circuit Breakers

Panel Capacity

200 AMP

Electric Panel Manufacturer

UNLABELED

Branch Wire 15 and 20 Amp

Copper

Wiring Methods

Conduit, Romex

Exterior Lighting Control

Standard switched

Main and Distribution Panels: Type

Main Panel

Main and Distribution Panels: Picture of Panels

Pictures of electrical panel(s).



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

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

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

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

Limitations

General

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Branch Circuit Conductors

ELECTRICAL INSPECTION LIMITATIONS

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

Exterior Lighting

LANDSCAPE LIGHTING

Landscape lighting is not tested or operated as part of the home inspection. Recommend asking the sellers to demonstrate operation.

Observations

5.1.1 Main and Distribution Panels

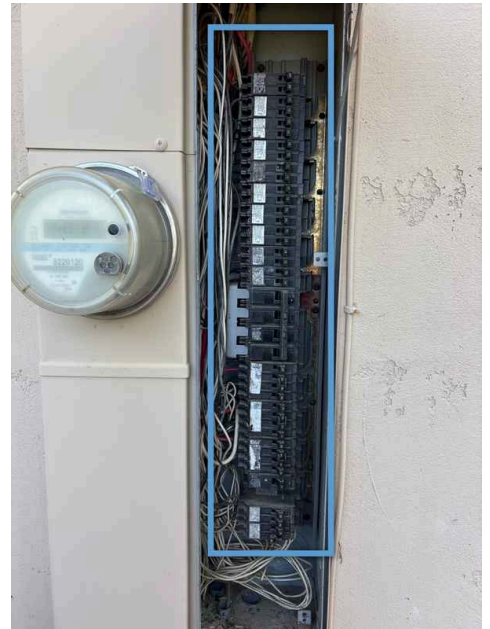
FULL PANEL



The electrical panel appears to be mostly full. Space is not provided for the addition of many more breakers(if any). We could not inspect the condition of bus bars. It is recommended that the panel be further evaluated by a licensed electrical contractor to verify the condition of the bus bar and to determine if repairs or expansion is necessary.

Recommendation

Contact a qualified electrical contractor.



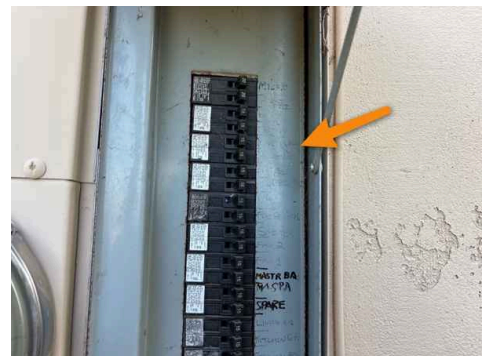
5.1.2 Main and Distribution Panels

LABELS - ILLEGIBLE

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

Recommendation

Contact a qualified professional.



5.1.3 Main and Distribution Panels

KNOCKOUTS MISSING

"Knockout" noted missing from inside the panel. Whenever a knockout is removed and left empty, a cover plug is required to be installed for fire safety and to prevent rodent intrusion. We advise installing knockout plug(s) for safety.

Recommendation

Contact a qualified professional.



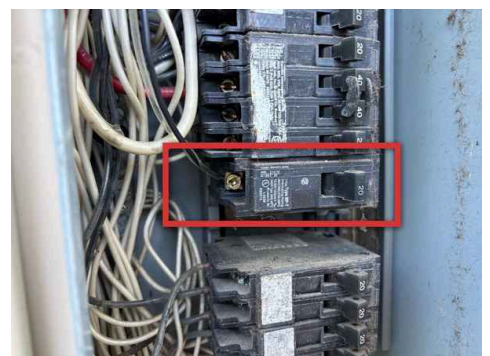
5.3.1 Overcurrent Devices (Circuit Breakers, Fuses)

OVER-FUSED WIRE

The wire size and breaker rating are not compatible at the circuit breaker. This is considered a fire hazard. Recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



"Sit room" main panel

5.4.1 Branch Circuit Conductors

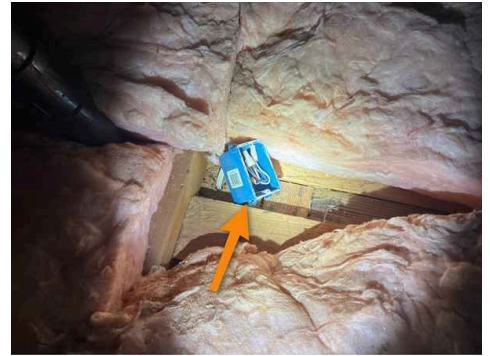
Attention Item

OPEN JUNCTION BOX

Open junction box(es) 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

5.4.2 Branch Circuit Conductors

Attention Item

EXTENSION CORDS

Extension cords are being used as permanent wiring. Extension cords are considered temporary. Advise removing the extension cords and replacing with proper wiring by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Garbage disposal

5.5.1 Connected Devices and Fixtures

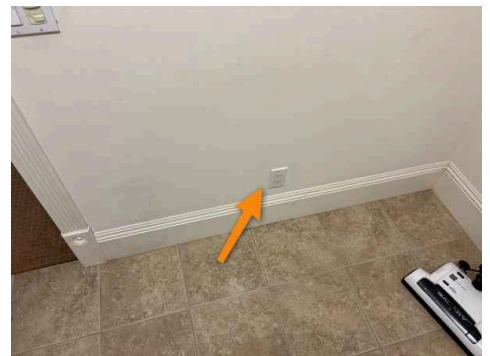
Attention Item

RECEP - LOOSE

Junction box for receptacle in the is loose in the wall. This puts stress on the circuit wires which should not be moved. Recommend securing the junction box properly in the the wall by a qualified person.

Recommendation

Contact a qualified electrical contractor.



Laundry

5.5.2 Connected Devices and Fixtures

Observation Item

CRACKED/DAMAGED FACEPLATE

Cracked/damaged faceplate noted at one or more outlet location. Recommend replacement as necessary.

Recommendation

Contact a qualified electrical contractor.



Family Room



Master Bathroom

5.5.3 Connected Devices and Fixtures

LIGHTS FLICKERING

The lights were noted flickering in various locations. Advise correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

 Attention Item



Laundry

5.5.4 Connected Devices and Fixtures

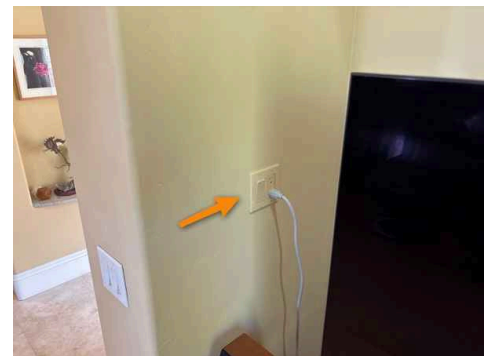
SWITCH PAINTED

An electrical switch was noted painted over. This makes operation difficult/not possible. Recommend corrections by qualified professional.

Recommendation

Contact a qualified professional.

 Attention Item



Family Room

5.7.1 Polarity and Ground of Receptacles

REVERSED POLARITY

Reversed polarity was detected at the receptacle(s). This condition can promote damage to connected devices and prevent proper operation of the receptacle. Advise consulting a licensed electrical contractor for necessary repairs.

Recommendation

Contact a qualified electrical contractor.

 Attention Item



Rear Exterior



Rear Exterior

5.8.1 Operation of GFCI (Ground Fault Circuit Interrupters)

Attention Item

GFCI - FAILED

The GFCI receptacle is not operating properly, or has failed. Recommend replacement by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Rear Exterior



Master Balcony

5.8.2 Operation of GFCI (Ground Fault Circuit Interrupters)

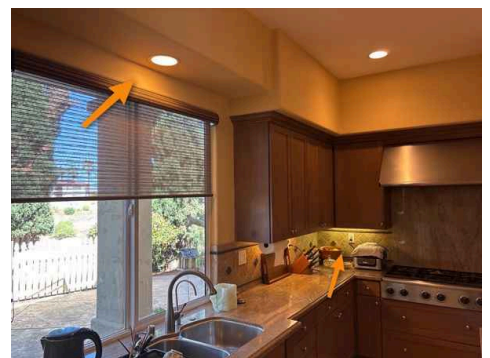
Attention Item

LIGHTING ON GFCI

Portions of the lighting was noted connected to the GFCI protection. This is considered substandard. Advise necessary correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Kitchen

5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)

Observation Item

LACK OF ADEQUATE PROTECTION

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

Recommendation

Contact a qualified electrical contractor.

5.10.1 Smoke Detectors

**SMOKE DETECTOR AGED**

VARIOUS LOCATIONS

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



Recommendation

Contact a qualified professional.

5.11.1 Carbon Monoxide Detector

**NO CARBON MONOXIDE DETECTOR**

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

Recommendation

Contact a qualified professional.

6: INTERIORS

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

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

Information

Ceiling Materials

Sheetrock

Wall Materials

Sheetrock

Floor Covering(s)

Tile, Carpet

Interior Doors

Wood

Cabinetry

Wood

Kitchen Countertop

Granite

Windows

Vinyl, Double Pane

Limitations

Interior General

GENERAL LIMITATIONS

The interior of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, equipment or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interior General

GENERAL LIMITATIONS CONT.

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

Windows (Representative Number)

DUAL PANE LIMITATION

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

Attic

ATTIC LIMITED ACCESS

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

Observations

6.2.1 Ceilings



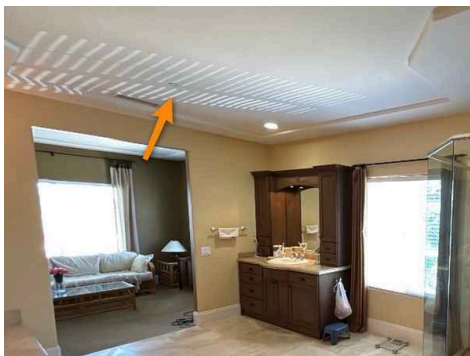
Attention Item

ELEVATED MOISTURE LEVELS NOTED

Moisture staining/elevated moisture levels were noted in the master bathroom ceiling around the fire suppression sprinkler. This could be indicative of an active leak. Recommend further evaluation by a licensed fire suppression contractor and restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified professional.



Master Bathroom



Master Bathroom



Attic

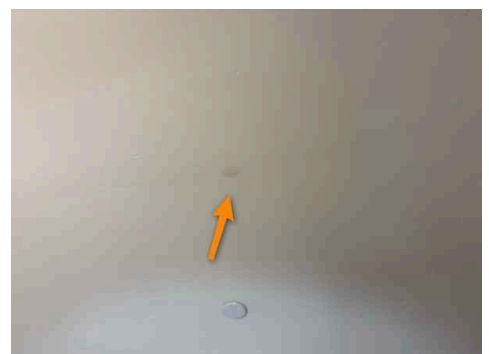
6.2.2 Ceilings



Attention Item

WATER STAINING

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



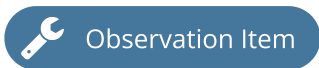
Recommendation

Master Bedroom

Contact a qualified plumbing contractor.

6.2.3 Ceilings

EVIDENCE OF A CEILING PATCH



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



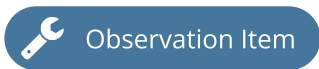
Master Bathroom Closet

Recommendation

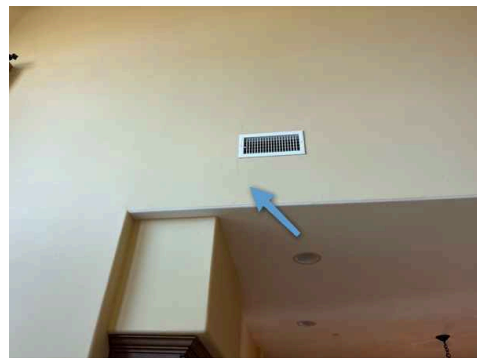
Contact a qualified professional.

6.3.1 Walls

SETTLEMENT CRACKS



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



Breakfast Nook

Recommendation

Contact a qualified professional.

6.4.1 Floor Coverings

CARPET-OLD

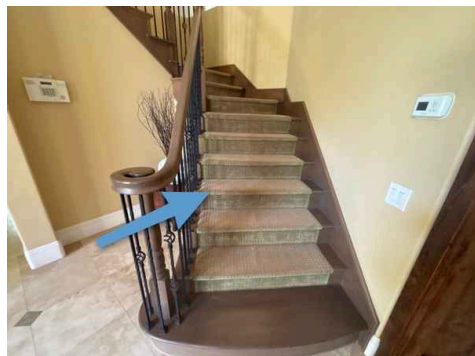


VARIOUS LOCATIONS

The carpeted flooring appeared to be discolored/approaching the end of its useful life. Recommend further evaluation by a licensed flooring contractor as needed.

Recommendation

Contact a qualified professional.



6.4.2 Floor Coverings

Attention Item

CRACKED/CHIPPED TILE

Cracked, chipped or damaged tile(s) noted at the flooring. Advise further evaluation and repair by a licensed flooring contractor as needed.

Recommendation

Contact a qualified flooring contractor



Breakfast Nook

6.4.3 Floor Coverings

Observation Item

STAINS IN CARPET

VARIOUS LOCATIONS

Staining was noted at the carpeted flooring in one or more location. You may wish to view this for yourself and have further evaluated by a licensed flooring contractor as desired.

Recommendation

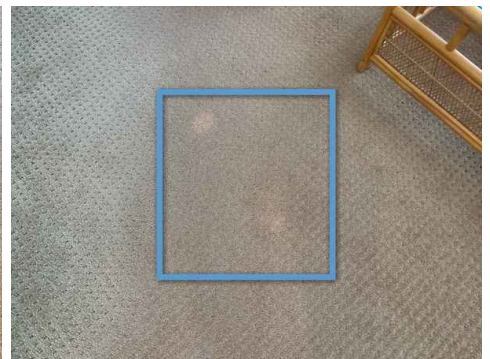
Contact a qualified flooring contractor



Shared Bathroom



Master Bedroom



Master Bedroom

6.4.4 Floor Coverings

Attention Item

FLOORING DAMAGED/MISSING

Portions of the flooring was noted missing/damaged. Recommend correction by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



Kitchen/Dining Hall

6.4.5 Floor Coverings

Attention Item

CARPET LOOSE

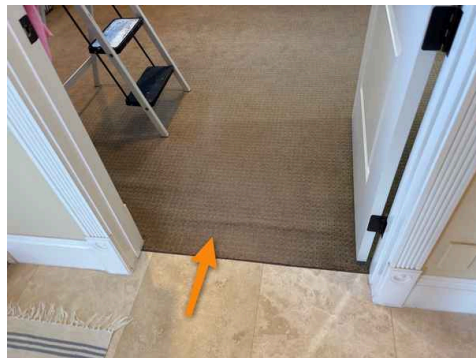
Portions of the carpeting were noted loose and appeared to need re-stretched. Recommend consulting a licensed flooring contractor for necessary repairs.

Recommendation

Contact a qualified flooring contractor



2nd Bedroom



Master Bathroom Closet

6.6.1 Counters and a Representative Number of Cabinets

LOOSE/MISSING DOOR HARDWARE

Attention Item

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

Recommendation

Contact a qualified professional.



Kitchen



Kitchen

6.6.2 Counters and a Representative Number of Cabinets

Observation Item

COUNTERTOP DAMAGED

Damage/crack was noted in the countertop. You may wish to view this for yourself and have repaired as desired.

Recommendation

Contact a qualified professional.



Master Bathroom

6.7.1 Tub/Shower Enclosure

CLEAN AND RECAULK SHOWERS/TUBS

Attention Item

The tub/shower enclosures need to be cleaned and recaulked to prevent moisture intrusion beyond the shower enclosure walls.

Recommendation

Contact a qualified professional.



2nd Bedroom Bathroom

6.7.2 Tub/Shower Enclosure

Attention Item

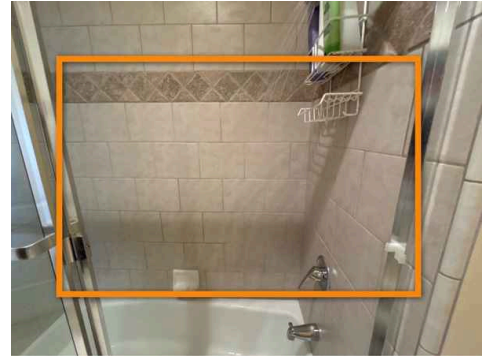
SEAL GROUT

VARIOUS LOCATIONS

The grout joints at the shower enclosure need to be cleaned and resealed. Advise correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Shared Bathroom

6.7.3 Tub/Shower Enclosure

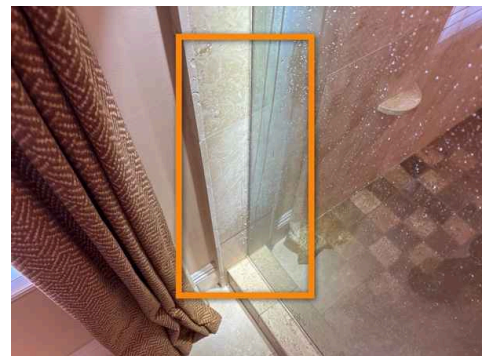
Attention Item

ENCLOSURE WALL LEAKS

Evidence of minor leaking noted at the shower enclosure wall. Unable to determine the exact cause. Recommend cleaning/re-caulking and/or repair by qualified professional as necessary.

Recommendation

Contact a qualified professional.



Master Bathroom shower

6.7.4 Tub/Shower Enclosure

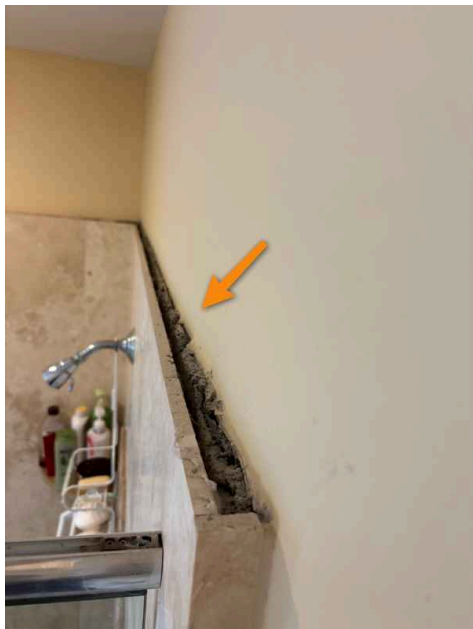
Attention Item

SEAL ENCLOSURE

The top of the shower enclosure was not properly sealed during inspection. This condition may promote moisture intrusion issues. Recommend corrections by a licensed contractor.

Recommendation

Contact a qualified professional.



Master Bathroom shower

6.8.1 Doors (Representative Number)

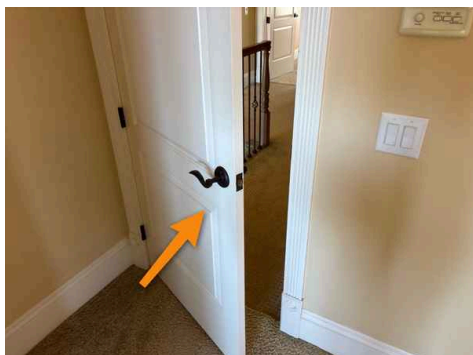
Attention Item

DOOR NOT LATCHING

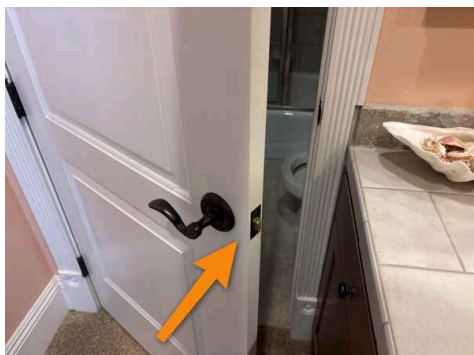
Door(s) does not latch properly in one or more areas. Advise correcting and maintenance as needed.

Recommendation

Contact a qualified professional.



4th Bedroom



Shared Bathroom

6.8.2 Doors (Representative Number)

Attention Item

DOOR NOT SQUARE/PLUMB

One or more interior doors appears to be out of square/plumb. This may be indicative of possible movement in the structure or poor installation. Recommend correction by a licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



2nd Bedroom Bathroom

6.9.1 Windows (Representative Number)

Attention Item

FOGGED OR FAILING WINDOWS

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

Recommendation

Contact a qualified window repair/installation contractor.



Dining Area



Breakfast Nook



4th Bedroom

6.9.2 Windows (Representative Number)

Attention Item

CRACKED/BROKEN

Broken/cracked window(s) observed in one or more areas. Recommend correcting and advise repair/replace by a qualified/licensed professional.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room

6.9.3 Windows (Representative Number)

**SLIPPED SPRING**

Slipped/damaged sash balance spring noted at one or more single hung window(s). This effects the operation of the window and/or the window will not remain open. Advise further evaluation and repair by a licensed window contractor or qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room



Breakfast Nook

6.9.4 Windows (Representative Number)

**SCREENS-DAMAGED**

VARIOUS LOCATIONS

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

Recommendation

Contact a qualified professional.



Family Room



4th Bedroom



3rd Bedroom

6.9.5 Windows (Representative Number)

**SCREENS-MISSING**

VARIOUS LOCATIONS

One or more screen was noted missing/removed. Advise repairing as needed.

Recommendation

Contact a qualified professional.



Kitchen



Dining Area



Breakfast Nook

6.9.6 Windows (Representative Number)

**DIRTY**

Multiple windows in the home were noted dirty and in need of general cleaning and servicing. This condition obstructed visibility and limited our inspection of the hermetic seals. Advise professional cleaning and examination by a licensed window contractor to determine if latent defects exist.

Recommendation

Contact a qualified professional.

6.9.7 Windows (Representative Number)

**DAMAGED WINDOW COVERING**

Damaged/missing window coverings noted. These items are beyond the scope of the home inspection. You may wish to do this for yourself and have repaired as desired.

Recommendation

Contact a qualified professional.



2nd Bedroom

6.10.1 Attic

**WASP NEST**

Wasp nests were noted in the attic space. Advise removal by a qualified pest control company.

Recommendation

Contact a qualified pest control specialist.



7: GARAGE

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

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

Information

Garage Door Type

Two automatic

Garage Door Material

Metal, Insulated

Auto-opener Manufacturer

LIFT-MASTER

Limitations

Garage General

PERSONAL ITEMS

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

Observations

7.1.1 Garage General



Attention Item

RODENTS

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

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

Recommendation

Contact a qualified professional.



7.3.1 Garage Walls (Including Firewall Separation)

POSSIBLE ORGANIC GROWTH

Evidence of apparent organic growth was noted at the garage water heater area. Recommend consulting a licensed environmental hygienist/restoration contractor to determine corrections needed at this time.

Recommendation

Contact a qualified environmental contractor



Water Heater Area

7.3.2 Garage Walls (Including Firewall Separation)

DAMAGED DRYWALL

Damage was noted at the drywall in areas. Recommend consulting a licensed drywall contractor for necessary repairs.

Recommendation

Contact a qualified drywall contractor.



7.4.1 Garage Floor

CRACKS

Settlement cracks noted at the garage floor in one or more location. This can be an indication of possible structural settlement/movement in the home. Advise monitoring and have further evaluated by a licensed foundation contractor as necessary.

Recommendation

Contact a qualified professional.



7.5.1 Garage Door

GAPS IN SEAL



Gaps were noted in the garage door seal in one or more locations. This condition may promote possible pest and moisture intrusion. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified garage door contractor.



7.7.1 Garage Door Operators

Attention Item

BACKUP BATTERY

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

Recommendation

Contact a qualified garage door contractor.



7.8.1 Garage Vents

Observation Item

LACK OF VENTILATION

A lack of adequate air ventilation was visible in the garage at the time of the inspection. Recommend consulting a licensed general contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified general contractor.

8: INSULATION AND VENTILATION

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

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

Information

Attic Insulation

Fiberglass, Batt

Floor System Insulation

Unknown/Not Visible

Ventilation

Soffit Vents, O'Hagen Vents

Exhaust Fans

Fan, Window

Dryer Power Source

Propane Connection

Dryer Vent

Flexible Metal, Metal

Limitations

General

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

8.5.1 Ventilation Systems (Kitchens, Baths and Laundry)

DRYER VENT

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

Recommendation

Contact a qualified professional.



Attention Item

9: ROOFING

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

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

Information

Roof Covering	Viewed roof covering from	Chimney (exterior)
Tile	Pole Camera	Stucco

Limitations

Roof General

ROOF UNDERLAYMENT INSPECTION LIMITATION

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

Roof General

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Roof Coverings

INSPECTED FROM GROUND (UNSAFE MOUNTING CONDITIONS)

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

Flashings, Skylights and Roof Penetrations

LIMITED INSPECTION (GENERAL)

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

Observations

9.2.1 Roof Coverings

**SLIPPED/CRACKED TILE (TILE)**

VARIOUS LOCATIONS

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

Recommendation

Contact a qualified roofing professional.



Right Exterior



Front Right Exterior



Front Exterior



Left Exterior

9.2.2 Roof Coverings

**VALLEY - CLOSED (TILE)**

VARIOUS LOCATIONS

Tiles were installed too close together at the valleys. This is called a closed valley. Debris can become lodged in the valleys and create a damming effect causing leaks. Recommend having the tiles cut away from the valleys to allow water to flow properly off of the roof. A licensed roof contractor should evaluate the roof to provide a quotation prior to the end of your contingency period.

Recommendation

Contact a qualified roofing professional.



9.2.3 Roof Coverings

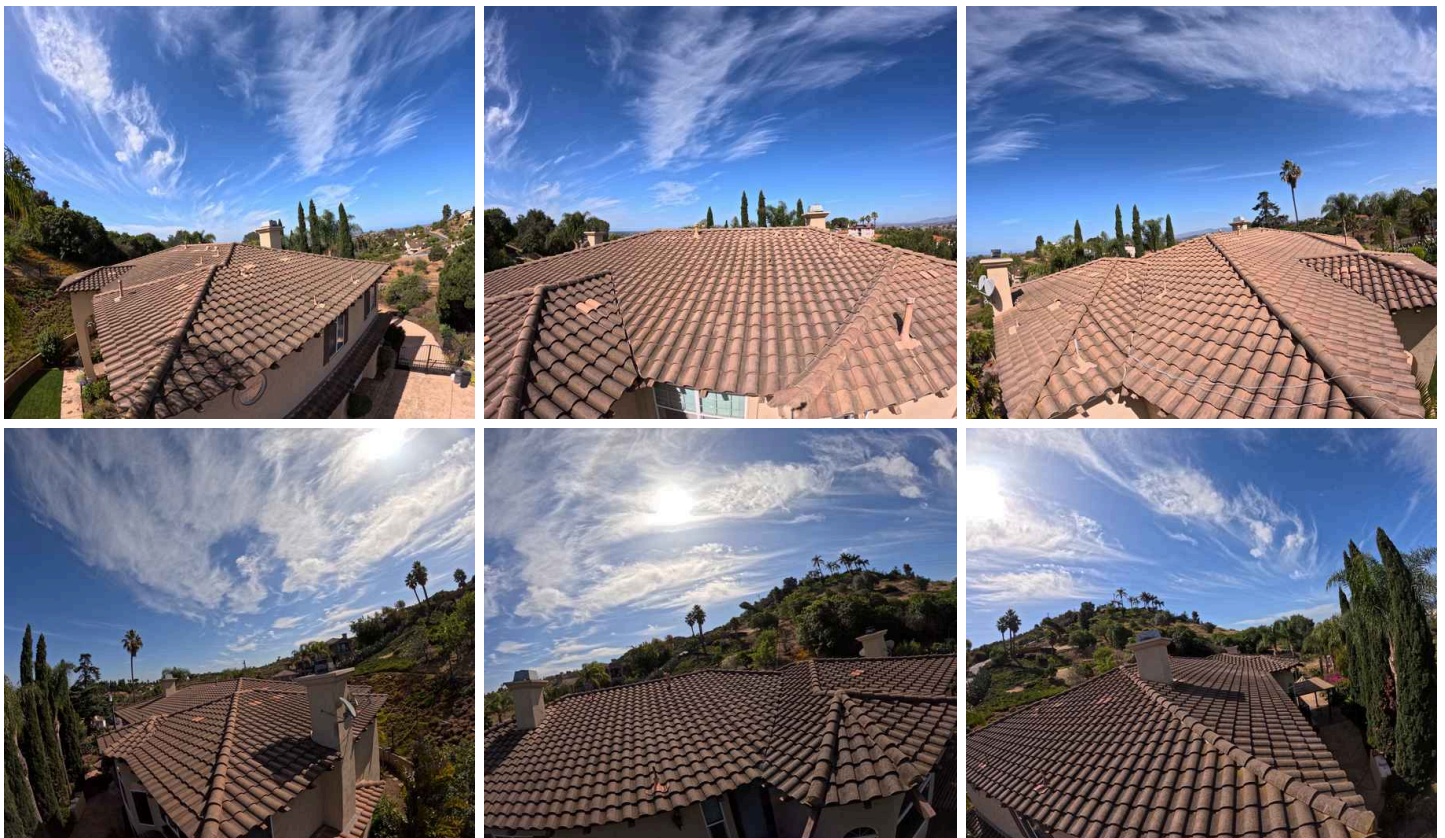
TILE ROOF-AGED

Attention Item

The tile roofing installed at the subject property appears to be approaching its life expectancy. Although the tile portion of the roofing can be known to last upwards of 50 years, the underlayment (the waterproofing portion of the roof) has a typical lifespan of 25-45 years. Due to the age of the roof covering, it is recommended that a maintenance review be performed by a licensed roofing contractor to determine remaining life, necessary repairs and potential cost of future replacement.

Recommendation

Contact a qualified roofing professional.



9.5.1 Roof Drainage Systems



GUTTER SYSTEM INCOMPLETE

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

Recommendation

Contact a qualified professional.

10: EXTERIOR

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

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

Information

SIDING MATERIAL

STUCCO

EXTERIOR ENTRY DOORS

WOOD, GLASS

APPURTENANCE

BALCONY, PERGOLA, SIDEWALK

DRIVEWAY

CONCRETE

Limitations

Exterior General Information

EXTERIOR LIMITATIONS

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Exterior General Information

OUTBUILDING/SHEDS

Shed(s)/outbuilding(s) observed at the exterior of the property in one or more areas. This is beyond the scope of the inspection. Advise inquiry with the sellers.



Fencing and Gates

AUTOMATIC GATE

The automatic gate was not tested as part of the inspection process. The equipment appears to be in serviceable condition. Recommend asking the seller to demonstrate operation and have further evaluated by a qualified professional as necessary.



Outdoor Kitchen, BBQ and Fireplaces

NOT INSPECTED

Our company does not inspect outdoor kitchens, bar-b-que grills or fire pits. These devices should be further explored by a qualified contractor to ensure that they are installed in a safe manner and comply with today's building standards.



Observations

10.1.1 Exterior General Information

RODENT ACTIVITY



Evidence of rodent activity was noted at the exterior of the home in various locations. Recommend contacting a licensed pest control company to determine if preventative steps are needed.

Recommendation

Contact a qualified pest control specialist.



Exterior BBQ area

10.2.1 Wall Cladding, Flashing and Trim

 Observation Item

STUCCO CRACKS

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

Recommendation

Contact a stucco repair contractor



Front Exterior



Front Exterior



Rear Exterior

10.2.2 Wall Cladding, Flashing and Trim

 Attention Item

EVIDENCE OF WOOD DESTROYING ORGANISMS

Evidence of wood destroying organisms noted. Recommend further evaluation by a licensed termite inspector.

Recommendation

Contact a qualified pest control specialist.



Rear Exterior

10.2.3 Wall Cladding, Flashing and Trim

 Attention Item

SPRINKLERS SPRAYING HOUSE

The sprinklers appear to be spraying the stucco in various areas of the exterior. This condition can lead to damaged stucco, rusted weep screed and lead to moisture intrusion. Recommend adjusting the sprinkler heads to spray away from the building to prevent further damage. You may also wish to have the stucco further evaluated by a licensed stucco contractor to determine if any repairs are needed at this time. Please note: Determining if damage exist behind the walls of the siding is outside the scope of this inspection.

Recommendation

Contact a qualified professional.

10.4.1 Doors (Exterior)



WOOD DAMAGE

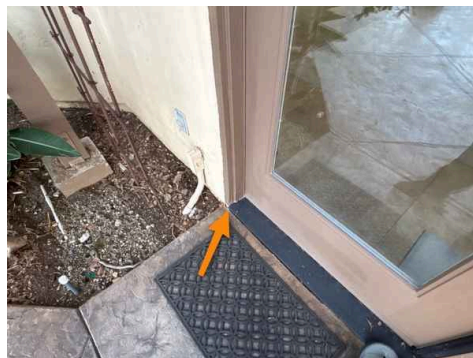
Wood damage/evidence of wood destroying organisms noted at one or more exterior door. Advise consulting a licensed termite inspector and/or door contractor for necessary repairs.

Recommendation

Contact a qualified door repair/installation contractor.



Rear Exterior



Rear Exterior



Garage



Master Balcony

10.4.2 Doors (Exterior)



FOGGED GLASS PANE

One or more fogged window pane was note at the exterior door. This is indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of these doors. Recommend further evaluation by a licensed door contractor to determine repairs needed at this time.

Recommendation

Contact a qualified door repair/installation contractor.



Family Room

10.4.3 Doors (Exterior)

HANDLE DAMAGED

The door handle was not a damaged at the time of the inspection. Advise repair/replacement by licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.

Attention Item



Family Room

10.5.1 Eaves, Soffits and Fascia

WOOD DESTROYING PESTS

Moisture damaged wood, evidence of possible wood destroying organisms noted. Recommend consulting the termite inspection report for corrective actions needed.

Recommendation

Contact a qualified pest control specialist.

Attention Item



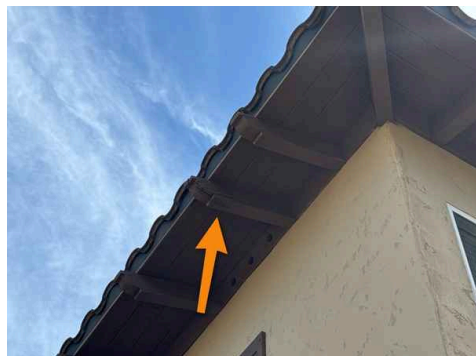
Front Left Exterior



Rear Exterior



Left Exterior



Rear Exterior

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

CRACKS IN HARDSCAPE

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

Recommendation

Contact a qualified masonry professional.

Observation Item



Driveway

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



SUB SURFACE DRAINAGE

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

Recommendation

Contact a qualified professional.

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

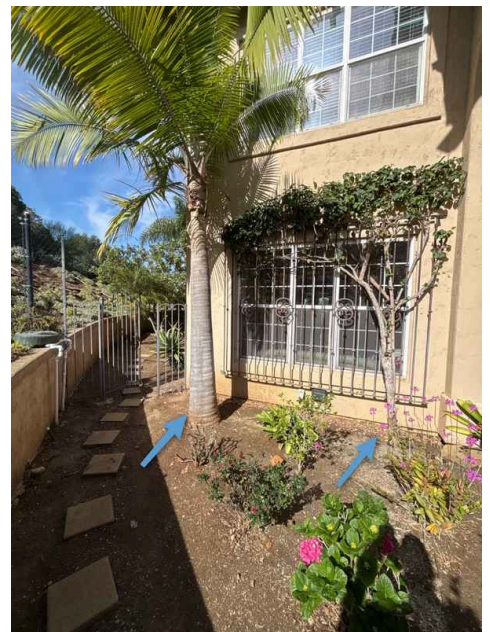


LARGE TREE

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

Recommendation

Contact a qualified tree service company.



Front Left Exterior

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



HILLSIDE SETTING

This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and not structural or geotechnical engineers. We advise consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the close of escrow.

Recommendation

Contact a qualified professional engineer

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



NEGATIVE SLOPE IN GRADING

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

Recommendation

Contact a qualified grading contractor.



Front Exterior

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

⊖ Attention Item

RETAINING WALL-CRACKS

The retaining wall shows some settlement cracks, but appears stable. Recommend monitoring and repair as necessary.

Recommendation

Contact a qualified professional.



Driveway

10.9.1 Fencing and Gates

FENCING PARTIALLY VISIBLE

⊖ Attention Item

Portions of the fencing at the property were not adequately visible due to obstructions, landscaping and vegetation. Concealed damage is possible. If you are concerned about the general condition of the fencing, it is recommended that the property be further evaluated by a licensed fencing contractor to determine if latent defects exist.

Recommendation

Contact a qualified professional.

11: STRUCTURAL COMPONENTS

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

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

Information

Foundation

Poured concrete

Wall Structure

2 X 4 Wood

Floor Structure

Slab

Ceiling Structure

2X4, Partially Visible

Roof Structure

Engineered wood trusses

Roof-Type

Hip

Method used to observe attic

Crawled, Limited access

Attic info

Scuttle hole

Method used to observe

Crawlspace

No crawlspace

Structural General Information: Suggested Foundation Maintenance & Care

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

Structural General Information: Foundations

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

Limitations

Structural General Information

STRUCTURAL INSPECTION LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Foundations, Basements and Crawlspace

LIMITED INSPECTION DUE TO OBSTRUCTIONS

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

Floors (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

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

Presence of Foundation Bolts

HOME LIKELY BOLTED

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

Observations

11.7.1 Presence of Foundation Bolts

EXPOSED MOUNT HARDWARE

Exposed and corroded mount hardware noted at the foundation stemwall. Unable to determine the exact cause. This may be a builder defect. Advise consulting a licensed foundation contractor for repair as necessary.

Recommendation

Contact a foundation contractor.



Front Left Exterior

12: HEATING EQUIPMENT

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

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

Information

Heat Type

Forced Air

Energy Source

Natural gas

Number of Heat Systems (excluding wood)

Two

Heat System Brand

ARMSTRONG

Ductwork

Insulated, Partially Visible

Filter Type

Disposable

Cooling Equipment Type

Air conditioner unit

Cooling Equipment Energy Source

Electricity

Central Air Manufacturer

WEATHER KING

Number of AC Only Units

Two

Normal Operating Controls : Type

Thermostat

Automatic Safety Controls : Type

Safety switch

Presence of Installed Heat Source in Each Room: Type

In ceiling

Heating Equipment : Picture of Heating Equipment

Picture of heating equipment.



Heating Equipment : Thermal Image Showing Operation

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



Limitations

General

HEATING AND COOLING SYSTEM LIMITATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

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

Distribution Systems (HVAC Ducting and Related Equipment)

EVALUATION LIMITED

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

Observations

12.1.1 Heating Equipment

HEATER - AGED



The heater appeared to function at time of inspection. However, determining the life remaining is beyond the scope of a home inspection. Also, due to the age of the unit, I recommend further evaluation/safety check be performed by a licensed HVAC contractor before the end of your contingency period.

Recommendation

Contact a qualified HVAC professional.



MFD 2002

12.1.2 Heating Equipment



DRIP LEG

The furnace gas piping is not equipped with a sediment trap or drip leg. Advise installation by a licensed plumber or qualified professional.

Recommendation

Contact a qualified HVAC professional.



12.1.3 Heating Equipment

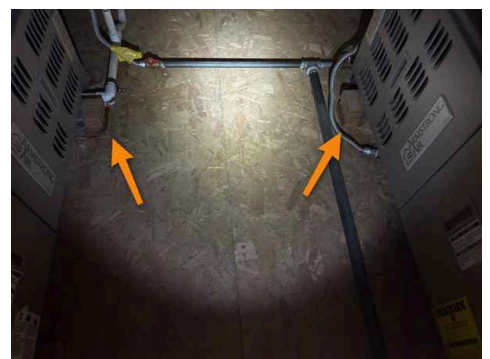


COMBUSTIBLE BLOCKING

The furnace was noted installed on combustable blocking at the time of the inspection. This is typically not in accordance with the manufactures specifications. Advise consulting a licensed HVAC contractor for necessary repairs.

Recommendation

Contact a qualified HVAC professional.



12.1.4 Heating Equipment



FURNACE - INOPERABLE FAN

The furnace fan failed to function properly. The circulation fan turned on and off repeatedly. Unable to determine the exact cause. Advise further evaluation by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



13: COOLING EQUIPMENT

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

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

Information

Cooling and Air Handler Equipment: System Information

For HVAC system information, please refer to Heating Equipment.



Cooling and Air Handler Equipment: Thermal Image Showing Operation

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



Limitations

Cooling and Air Handler Equipment

CONDENSATION DRAIN NOT VISIBLE

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

Observations

13.1.1 Cooling and Air Handler Equipment

A/C AGED



The AC unit(s) appears to be aged. The unit(s) appeared to turn on and produce cold air at the time of the inspection. However, I am unable determine how long the AC will last before a replacement is necessary.

These units are known to last anywhere from 6-15 years depending on multiple factors (use, manufacture, maintenance). It is recommend that the HVAC equipment be further evaluated to determine life remaining and potential cost of replacement.

Recommendation

Contact a qualified HVAC professional.



MFD 2002



MFD 2002

13.1.2 Cooling and Air Handler Equipment

Attention Item

SHARED DRAIN

The primary condensation drains in the attic were noted shared between two units. This condition may promote blockages during heavy A/C use. Recommend consulting a licensed HVAC contractor to determine if correction is needed.

Recommendation

Contact a qualified professional.



13.1.3 Cooling and Air Handler Equipment

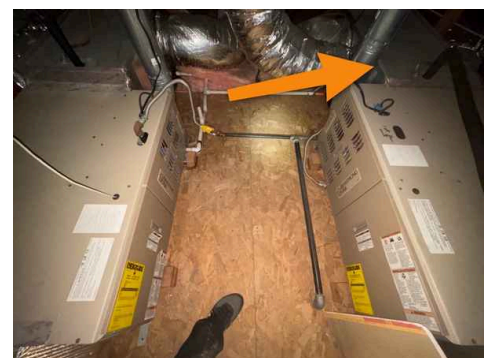
Attention Item

EVAPORATION COIL - EXCESS NOISE

The evaporation coil was noted producing excess noise during operation of the A/C. Unable to determine the exact cause. Recommend further evaluation by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



14: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	A
14.1	Chimneys and Flues (for Fireplaces)	X			
14.2	Solid Fuel Heating Devices (Fireplaces, Wood Stove)	X			
14.3	Gas/LP(Propane) Fire Logs and Fireplaces				X

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

Information

Types of Fireplaces

Solid Fuel, Gas Stub, Prefabricated

Limitations

Chimneys and Flues (for Fireplaces)

RECOMMEND SECONDARY EVALUATION

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

Chimneys and Flues (for Fireplaces)

LINER NOT FULLY INSPECTED

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

Gas/LP(Propane) Fire Logs and Fireplaces

GAS LINE NOT FULLY VISIBLE

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

Gas/LP(Propane) Fire Logs and Fireplaces

FIREPLACE NOT IGNITED

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

Gas/LP(Propane) Fire Logs and Fireplaces

GAS SUPPLY CAPPED

The gas is capped at the fireplace. I was unable to determine function or operation of the gas supply.



Observations

14.3.1 Gas/LP(Propane) Fire Logs and Fireplaces

MANUFACTURED FIREPLACE



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

Recommendation

Contact a qualified fireplace contractor.



Family Room



Master Bedroom

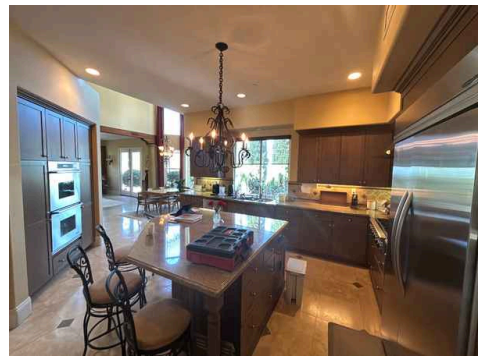
15: GENERAL PICTURES

Information

Complementary Photos

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

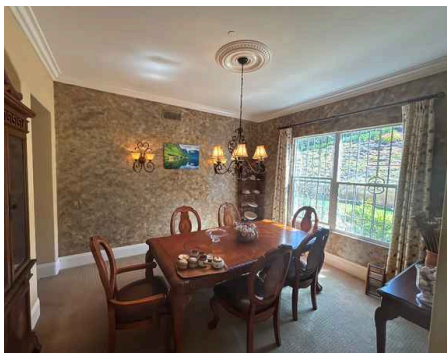
Kitchen



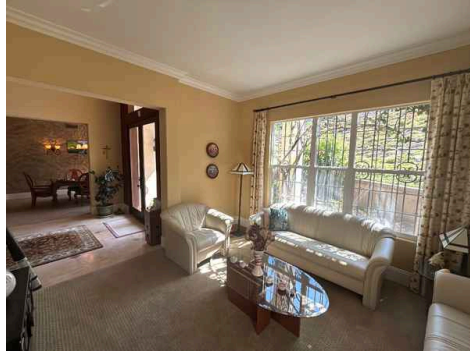
Breakfast Nook



Dining Area



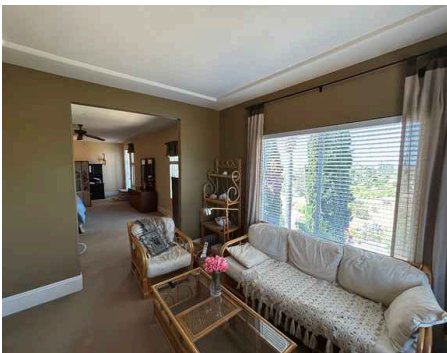
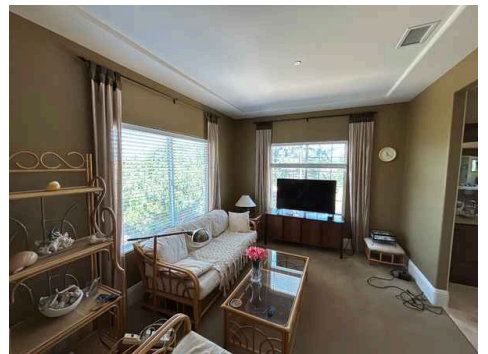
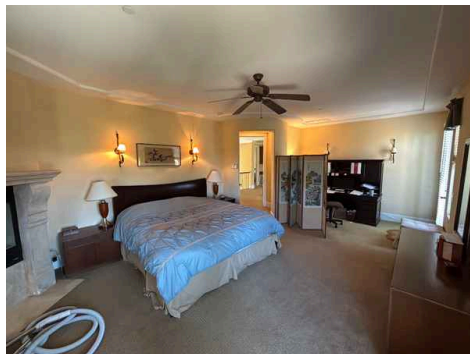
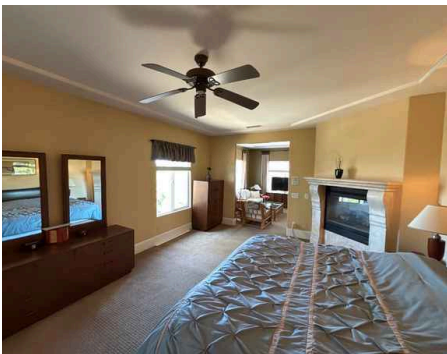
Living Room



Family Room



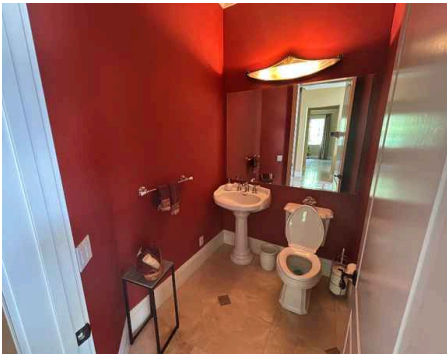
Master Bedroom



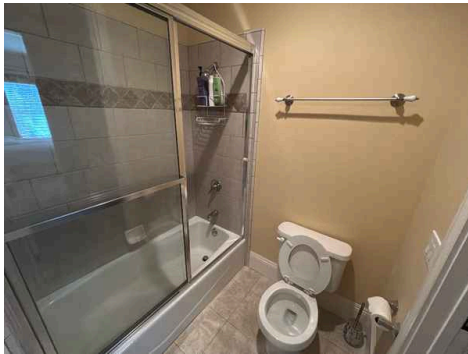
Master Bathroom



Half Bathroom



Shared Bathroom



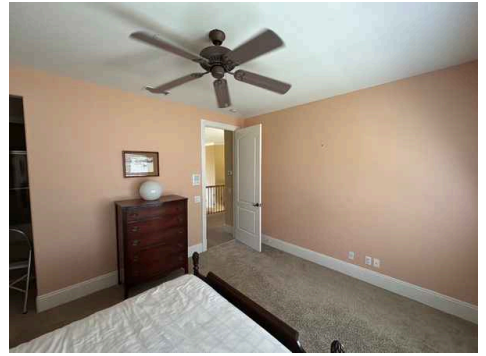
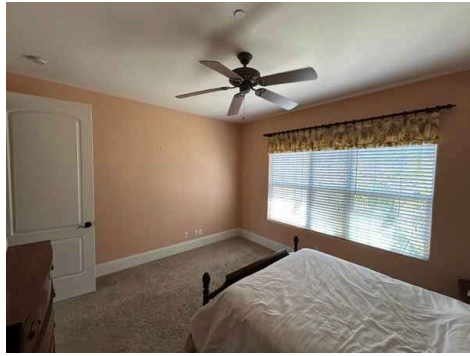
2nd Bedroom



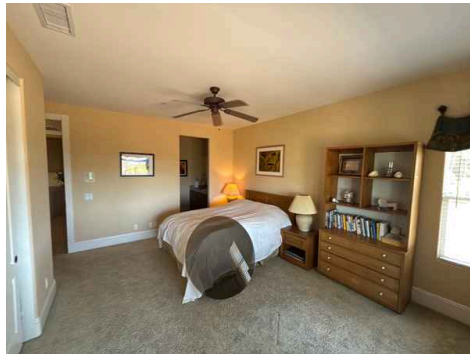
Bathroom at 2nd Bedroom



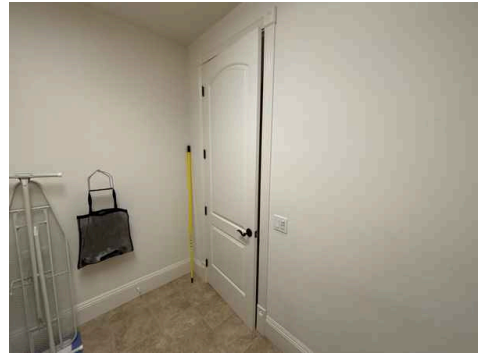
3rd Bedroom



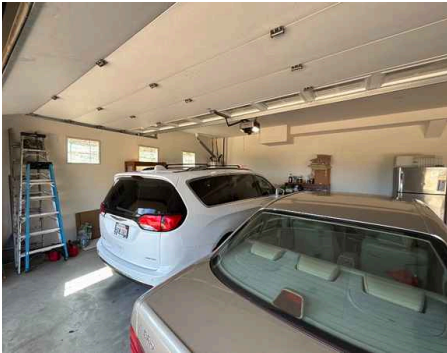
4th Bedroom



Laundry Room



Garage



Rear Yard



Right Side Yard



Left Side Yard



Balcony



STANDARDS OF PRACTICE

Inspection Details

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

Built-In Appliances

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

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

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

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of fireplace.

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

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