



YOUR INSPECTION REPORT



**637 Tiffany Court
Chula Vista, CA 91990**

Alma Nora Alvarz

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Inspected Date: 5/16/2026

Report ID: 1138963



General Information	3
Property Condition	4
Client Advice	5
Structural Systems	7
Exterior	8
Roof Systems	14
Plumbing Systems	15
Electrical Systems	18
Heating and Cooling Systems	22
Attic	24
Interior	26
Kitchen	28
Bathrooms	29
Laundry	30
Pool and Spa	31
Detached Structure	32

Important Introductory Information

Thank you for choosing BPG Inspection, LLC for your property inspection! We value your business and we are happy to be available for any follow-up questions. Please contact us at 800-285-3001 for any assistance.

Purpose

This property inspection was performed at the request of the above-named client (YOU) in accordance with the terms and conditions set forth in the Inspection Agreement. BY ACCEPTANCE & REVIEW OF OUR INSPECTION REPORT, YOU ARE CONFIRMING YOUR AGREEMENT TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with this final inspection report. The Agreement may have been signed by either the named client or the Realtor® acting as the agent for the named client. You should carefully review the full terms of the inspection agreement prior to proceeding to rely on this inspection report. Please pay careful attention to the scope and limitations of the home inspection as well as the limitation on liability and the complaint management process.

Scope & Standards of Practice

As described in the INSPECTION AGREEMENT, this inspection is a non-invasive visual examination of specific readily accessible systems and components as outlined in specific state Standards of Practice for home inspectors in the state where this property is located. Where no state licensure exists, the Standards of Practice of the American Society of Home Inspectors (ASHI) are followed. This inspection report is subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the relevant Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in the Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. Home inspections are always the professional opinion of the home inspector and opinions may vary amongst professionals. This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed conditions are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit the inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. We did not test for environmental hazards or the presence of any potentially harmful substance. Please refer to your inspection agreement and order confirmation to determine if the scope of the inspection you ordered has been adjusted to meet your specific needs.

Use of Reports

This report is solely for the information and benefit of the above-named CLIENT(S). We do not intend for anyone but the person(s) listed on the first page of this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the named client(s) purchasing our report/service. If this inspection report has been presented to you by the seller of the home, or by any 3rd party, you should contact the BPG Inspection, LLC office to schedule a reinspection of conditions so that you may rely on the findings of that subsequent report.

Key Findings Definitions

The following definitions are important when reviewing the full inspection report.

Action Item: The item is not functioning as intended, is a safety issue and/or needs repair or further evaluation. These are the most important findings in the professional opinion of the home inspector.

Consideration Item: The item is ALSO deficient, and repair/replacement should be considered. Consideration Items may include helpful tips, recommended upgrades, and more minor recommended repairs. This also includes conditions that have not significantly affected usability or function today - but should be monitored and the cost for repairs considered prior to purchasing the property.

Both "ACTION" and "CONSIDERATION" items are part of the "KEY FINDINGS" of the Home Inspector. The KEY FINDINGS" should be used to help prioritize issues found by the inspector. Your Inspection Report includes the KEY FINDINGS as well as additional valuable information in the PROPERTY INFORMATION section of the report. Be sure to review the ENTIRETY of your report, including the reports of ancillary services, prior to making important financial decisions about the subject property. Please note that the findings of the inspector represent the visible conditions observed on the day of the inspection and that more extensive conditions may be uncovered by specialists who provide repair estimates.



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Chula Vista, CA 91990**

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ID: 1138963



5/16/2026



10:00 AM

Attendees	Client and Client's Agent
Property Type	Single Family Dwelling
Age Of Building	51-70 Years
Temperature	61-70 Degrees
Rain in last 3 days	No
Weather	Cloudy
Soil Conditions	Dry
Building Status	Occupied with a normal amount of interior furnishings

1 - Client Advice

Inspected Items

1.1 - Report Guidance



- **WHAT TO DO UPON RECEIVING YOUR HOME INSPECTION REPORT**
Please read the entire full report ASAP. If you have any questions or concerns or need changes made to the report, call your inspector immediately, seven days a week.
All ACTION ITEMS and CONSIDERATION ITEMS needing further evaluation, repair, modification, etc., are to be performed by a "qualified licensed technician, contractor or engineer", BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW.
DO NOT NEGLECT TO TAKE ACTION ON ALL REPORT RECOMMENDATIONS BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW!
- All recommended further evaluation, repairs, corrections and modifications should be performed by a qualified licensed technician, contractor or engineer, unless otherwise stated.
Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE investigation options or contractual time limits close. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.
- All "recommended upgrades" are based on your inspector's understanding of present industry standards, as they relate to the systems and components of this home. These recommended upgrades are not required but as stated, are recommendations to bring the system or component in line with present industry standards.
- The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws (scratches, cracks, stains, etc.). You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

1.2 - Remodeling Limitations

- Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

1.3 - Walk-Through Before Closing

- During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your real estate professional, prior to closing.

1.4 - Pictures

- Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

1.5 - Environmental Limitations

- Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

1.6 - Pest Control

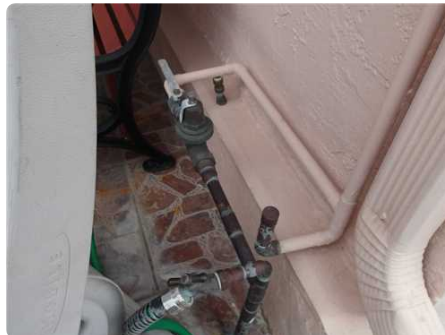
- Our observations regarding evidence of pests (termite, dry rot, fungus, moisture deterioration) are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Please refer to the termite inspection report for corrections and repairs. Repairs should be performed as needed.
- Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control providers to see if they offer services that help prevent wildlife intrusions.

1.7 - Concluding Remarks

- In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.



Gas



Water



Electric

- We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyse surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.



no heat abnormalities in main panel



Hot water noted in home



No leaks detected under sinks

2 - Structural Systems

Our inspection of the structural systems included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing or specialized testing. We make no representations as to concealed conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance today. We cannot predict when or if foundations might leak in the future.

2 - Structural Systems Details

Exterior Wall Structure

- Wood Frame

Foundation Type

- Slab, Poured in Place Concrete

Floor Structure

- Poured in Place Concrete

Roof and Ceiling Structure

- Conventional Wood Rafters & Ceiling Joists

Inspected Items

2.1 - Limitations

- When there is visible evidence of structural damage, there may also be hidden damage. We cannot report on unseen structural components. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.
 - All damaged materials should be repaired or replaced.

2.2 - Foundation**2.3 - Floor Structure****2.4 - Wall Structure****2.5 - Roof & Ceiling Structure****3 - Exterior**

Our inspection of the building exterior included a visual examination of the accessible exterior of the home and specific exterior components that are adjacent or abutting the home. Exterior wood components may be randomly probed at the discretion of the inspector. Varying degrees of exterior deterioration can exist in any component. Vegetation, including trees, are examined only to the extent that they are affecting the structure. Fences, walls, outbuildings and other components within the property boundary are excluded unless they are explicitly described below.

3 - Exterior Details**Lot Grading/ Surface Drainage**

- Flat

Patio

- Concrete, Tile

Wall Cladding/Coverings

- Hardcoat Stucco, Wood Siding

Driveway

- Concrete

Type of Home

- 1 Story

Windows

- Metal Frames

Walkways

- Concrete, Tile

Trim / Soffit / Fascia

- Wood

Vegetation

- Trees / shrubs against house

Inspected Items**3.1 - Limitations**

- The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather.
- Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.



- Any accessory structure on the property was not inspected and is not included in this report.



- There is evidence of rodent droppings and/or activity in several areas. This could be a potential health and safety concern. Have a pest control contractor locate the vermin entrance point and make repairs, and remove all waste and debris.



3.2 - Driveways, Walkways, & Patio

- We observed cracking of the driveway. Have a qualified technician repair or replace as needed.



- We observed cracking of the walkways around the building. The damaged areas should be evaluated and repaired as needed.



- Trip hazards exist. Correcting/marking the condition is recommended for safety reasons.



3.3 - Grading & Surface Drainage

- There is a negative or flat slope at the Left and rear of the home which promotes water intrusion and potential deterioration or damage to the structure. We recommend regrading of the landscaping as needed to drain water away from home.



- The landscape at the back of the home may require a trench or drain if water ponds after heavy rains.

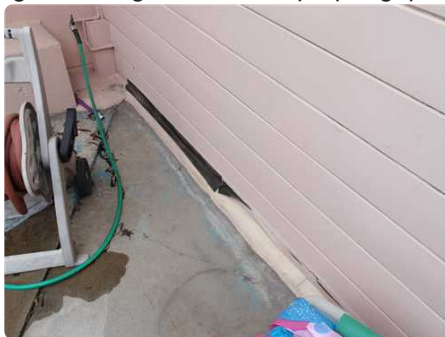


3.4 - Wall Coverings

- 🔑 • Some of the exterior trim is damaged in several areas.
 - A qualified technician should examine all exterior trim for damage or deterioration and repair or replace material as necessary. Refer to the termite inspection report for repairs of all wood.



- 🔑 • The wood siding is in contact with the concrete. This is not in accordance with industry standards. Such an installation usually results in the siding being damaged by moisture and/or wood destroying organisms.
 - As preventative maintenance, the area could be flooded with a wood preservative from time to time. However, a proper repair would involve reconfiguring the siding, to ensure a proper gap between the siding and the concrete.



- 🔑 • Two vents on the right side of home should have a louver vent screen. A technician should perform the repairs as needed.

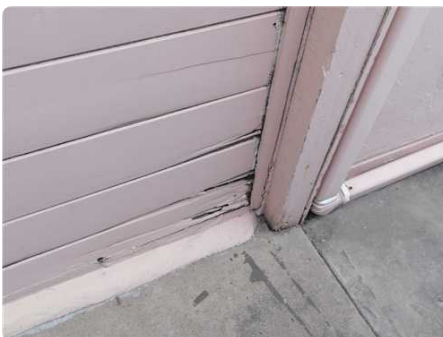


3.5 - Stucco

3.6 - Eaves, Trim, Soffits & Fascia



- Conditions associated with wood-destroying organism activity are present in several areas.
 - A qualified, licensed pest control operator should evaluate these conditions, and determine what further steps are necessary.
 - NOTE: Observations by a building inspector, who is not otherwise specially qualified to inspect for evidence of pests, is not a substitute for inspection by a licensed Pest Inspector or exterminator. This report includes comments on current visible conditions only.

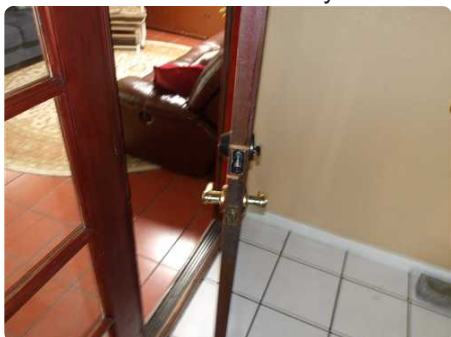


3.7 - Exterior Doors

- The door at the *IDENTIFY(door/exterior)* has a double keyed dead bolt. This configuration is not allowed under fire egress standards. A qualified technician should make any repairs or modifications as needed.



- The door locks and hardware at several areas need to be adjusted so they properly latch and lock. A qualified technician should make any needed repairs or modifications.



- Several sliding exterior doors are damaged and are no longer reliable.
 - A qualified technician should repair or replace the doors as necessary.



- The door at the right side of the home does not have a tempered glass label visible. A qualified technician should make any needed repairs or modifications.



- The right side of the home door weatherstripping is installed improperly or missing. Improperly installed weatherstripping can allow, or even encourage water or air to enter the home.
 - All missing or improper weatherstripping should be modified to reduce the potential for water penetration.

3.8 - Windows

3.9 - Deck & Balconies

3.10 - Porch & Steps

3.11 - Retaining walls

3.12 - Fences

- The masonry block fencing at the Front left of the property is settled and cracked.- Damaged fence elements should be repaired if possible, or replaced as necessary.



- The metal fencing at the sides of the property is rusting, and deteriorated. - Damaged fence elements should be repaired if possible or replaced as necessary.



4 - Roof Systems

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

4 - Roof Systems Details

Roof Covering(s)

- Asphalt/Fiberglass Shingles, Mineral Roll Roofing, Torch Down Roofing

How Inspected

- Walking The Roof

Flashing

- Metal

Plumbing Vent Boots

- Roof Tar, Metal

Skylight(s)

- 3

Chimneys & Vents

- Class "B" Metal Flue, Chimney, Asbestos Flue

Gutters & Downspouts

- Aluminum

Inspected Items

4.1 - Limitations

- All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based on the assumption that the roof will be conscientiously maintained.

4.2 - Roof Coverings

- 🔑 There is evidence of ponding in one area on the low slope roof. The presence of shallow ponds of water in some areas after rains is not unusual.
 - Regular maintenance of the areas is vital to avoid a build-up of rotting vegetation and possible damage to the roof. Re-sloping of these areas during the next re-roof may be necessary.



4.3 - Flashing

4.4 - Roof Drainage System

- The downspouts have no splashblock or lack an extension. Splashblocks and extensions help divert water away from the foundation.
- A splashblock or extension should be installed at the base of every downspout.



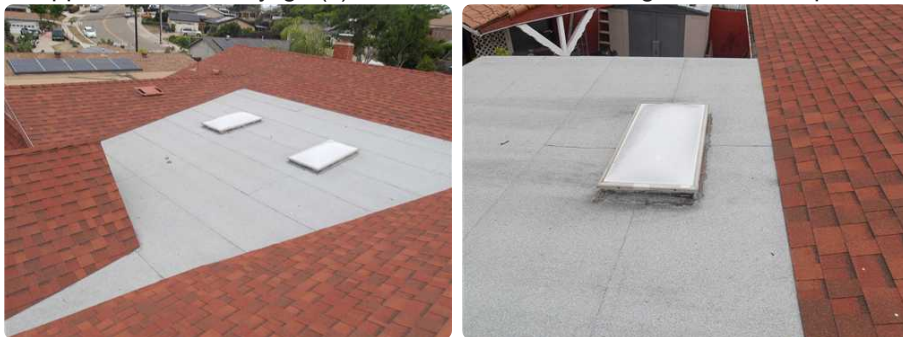
4.5 - Chimney & Vents

- The vent cap for the exhaust from the water heater is missing. A damaged or missing vent cap can allow water into the vent pipe, and could create unsafe conditions. - Have a qualified trades person repair or replace all damaged and/or missing vent caps.



4.6 - Skylights

- It appears that the skylight(s) was added to this building after the completion of the original construction.



- Skylights are common leak sources. Monitor the area around the skylight(s) for any moisture intrusion and have repairs made if necessary.

5 - Plumbing Systems

Our inspection of the plumbing system included a visual examination of exposed components to identify defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. Vacant homes are especially prone to having leaks develop once the property is restored to regular occupancy. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, private water supply systems or private (septic) waste disposal systems unless specifically noted. No water testing is done to determine quality or potability.

5 - Plumbing Systems Details

Water Provider <ul style="list-style-type: none"> Public 	Sewer Provider <ul style="list-style-type: none"> Public 	Main Water Shut Off Location <ul style="list-style-type: none"> Located Outside
Water Main Service Piping <ul style="list-style-type: none"> Copper 	Interior Water Distribution Piping <ul style="list-style-type: none"> Copper 	Drain, Waste, & Vent Piping <ul style="list-style-type: none"> ABS, Cast iron, PVC
Fuel Shut Off Valve & Piping <ul style="list-style-type: none"> Shut Off at Exterior at Gas Meter, CSST (Corrugated Stainless Steel Tubing), Black Iron Piping 	Water Heater Flue/Vent <ul style="list-style-type: none"> Common Vertical Flue/Vent, Transite 	Water Heater Brand <ul style="list-style-type: none"> AO SMITH
Water Heater Age <ul style="list-style-type: none"> 11-15 Years 	Water Heater Fuel/Size <ul style="list-style-type: none"> Natural Gas, 40 Gallons 	T/P Valve / Expansion Device <ul style="list-style-type: none"> Copper, No expansion tank
Water Heater Seismic Straps and Pan <ul style="list-style-type: none"> No Drip Pan Exists 	Water Meter Observation <ul style="list-style-type: none"> No meter movement - no leaks 	

Inspected Items

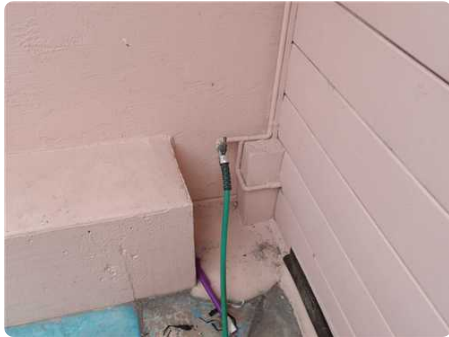
5.1 - Limitations

- Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.
- During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:
 - The main water supply shutoff (although we will report on its existence and location when accessible).
 - The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
 - The water heater tank supply or drain valves: Any stop valves supplying water to plumbing fixtures.
 - The laundry supply shutoff valves. Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.
- As of January 1, 2017, building standards/state law require that flow rates for fixtures in homes built prior to 1994 not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. These items should be verified prior to close of escrow. Refer to seller.
- There is a water softener and/or filtration system on the property. Testing the function of this device is not within the scope of this inspection.



5.2 - Water Supply & Distribution System

- Water pressure could not be tested at time of inspection due to hoses at hose bib not being able to be removed. (The water pressure should be between 40 - 80 psi.)



- Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibbs by installing backflow devices.

- There is surface corrosion in the visible supply and/or waste piping at several valves, fixture and drains in the home. We observed no signs of active leaks at the time of the inspection but leaks can develop anytime without warning. All valves and fixtures should be evaluated during your final walk through and before close of escrow to verify that no new leaks have developed.
 - This piping should be evaluated for leaks on a regular basis and repaired by a qualified technician when necessary.



5.3 - Drain & Waste Piping

5.4 - Fuel Piping

- There is no "emergency" seismic shut off wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be secured to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

5.5 - Water Heater Equipment

- The vent connector terminates in a Transite (asbestos cement) flue pipe, which does not meet modern industry standards. The local building department may require the flue to be upgraded when the water heater is replaced.



- This water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Changes in the building standards may require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. Check with your local building department as to their requirements. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.
- There is no metal pan installed under the water heater. A pan is required by some jurisdictions when the appliance is located in certain areas of the structure. If the water heater leaks, the water will flood the floor. Consider installing a pan and drain pipe.



5.6 - Plumbing Fixtures

- The laundry sink faucet is leaking or dripping at the valve stem. All leaking or dripping faucets should be repaired or replaced as needed by a qualified plumber.



6 - Electrical Systems

Our inspection of the electrical system included a visual examination of readily accessible components including a random, representative sampling of electrical devices to help identify adverse and/or unsafe conditions. All outlets, switches and fixtures are NOT tested. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, intercom, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. The inspection did not test ceiling fans nor can it determine if an inoperable light fixture simply needs a new bulb or if there is a wiring issue.

6 - Electrical Systems Details

Panel Location	Main Disconnect Location	Grounding Wire/Method
<ul style="list-style-type: none"> Exterior 	<ul style="list-style-type: none"> Located in Panel Box 	<ul style="list-style-type: none"> Not Visible/Accessible
Service Supply Conductor	Service Capacity	Overcurrent Protection
<ul style="list-style-type: none"> Copper 	<ul style="list-style-type: none"> 100 Amper 	<ul style="list-style-type: none"> Breakers
AFCI / GFCI receptacles	Receptacles & Switches	Service Entrance Cable
<ul style="list-style-type: none"> GFCI protection missing 	<ul style="list-style-type: none"> Combination of Two & 3-Prong 	<ul style="list-style-type: none"> Overhead
Panel(s)	Visible Branch Circuit Wiring	Smoke/CO Detectors
<ul style="list-style-type: none"> 1 Panel 	<ul style="list-style-type: none"> Copper 	<ul style="list-style-type: none"> Smoke Detector(s)

Inspected Items

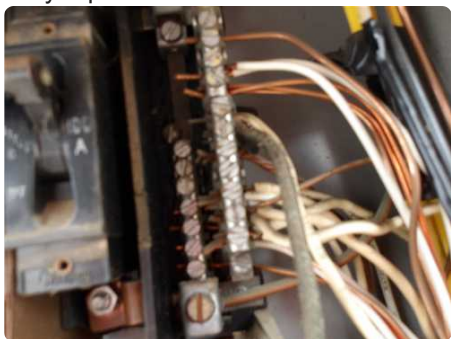
6.1 - Service Entrance

6.2 - Service Grounding

- We could not visually confirm the grounding of the electrical system. It may be inaccessible or in a location that is not visible. All outlets tested grounded. The grounding system performs an important safety function. Ask the owner for further information about the method and location of the grounding system, or have a licensed electrician evaluate the system.

6.3 - Main Electric Panel and Sub Panels

- Multiple breakers of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label. --- A qualified electrician should replace all non-matching breakers with breakers of the same brand as the panel.
- The panel has "double-tapped neutrals," or two or more neutral wires connected under one buss lug. Current standards do not allow this configuration. We recommend further evaluation by a qualified technician who can make any repairs as needed.



- Multiple wires are installed on one or more circuit terminals. The connectors do not appear to be designed to accommodate two circuits. This "double tapping" can be a safety hazard. A licensed electrician should correct all improper double taps.



6.4 - Wiring

- There is exposed wiring. The wiring is susceptible to physical damage and not well protected.
- A licensed electrician should properly install any exposed wiring.



6.5 - GFCI / AFCI Devices

- No GFCI (ground fault circuit interrupter) protection is present at all locations per current industry standards. This may not have been required at the time of construction but current industry standards requires GFCI protection in all bathrooms, garages, exteriors, laundry rooms, basements and kitchens. **As a safety upgrade, consider installing GFCI protection at all recommended locations.**



Exterior



Exterior



Detached bathroom

6.6 - Exterior Receptacles and Fixtures

- One or more light fixtures are loose and/or not sealed at the exterior walls. A qualified licensed electrician should make any needed corrections.

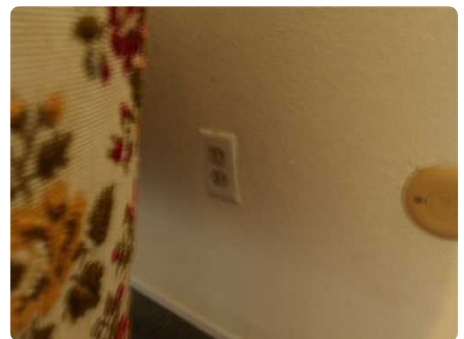
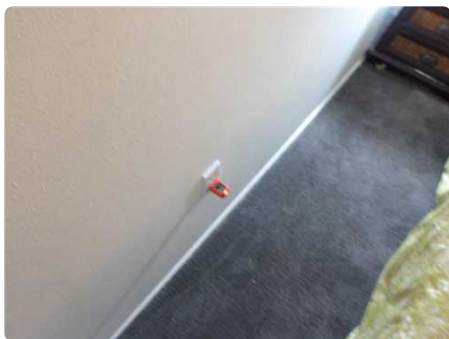
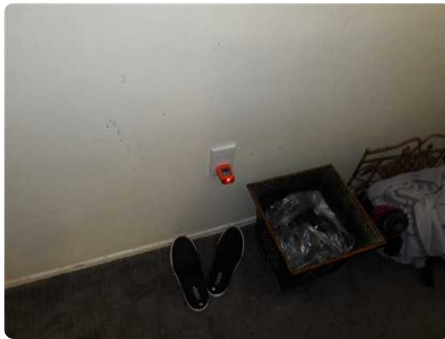


- There is a permanently installed extension or appliance cord on the back of the building. All permanently installed cords are required to have a cover that allows the plug to be installed and still maintain a weather-tight enclosure. An approved weatherproof cover should be installed.



6.7 - Interior Receptacles and Fixtures

- Receptacles are a mix of older two-pronged receptacles and modern three-pronged receptacles. Some are grounded, and some are ungrounded. Electrical safety would be improved if all receptacles were grounded.



**Location: attic**

- An electrical box is loose and/or not properly secured to the wall or framing. We recommend a licensed contractor and/or specialist evaluate and perform repairs.



- One or more lights are not functional at the interior. Some bulbs are missing and other bulbs may have burned out. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician should make repairs or modifications as necessary.

7 - Heating and Cooling Systems

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace therefore heat exchangers are not included in the scope of this inspection. The inspection does not determine adequacy, efficiency or distribution balance of the installed systems.

7 - Heating and Cooling Systems Details

AC Type

- Central Air

AC Temperature Differential

- 15 - 22 °F

Heating System Manufacturer

- GOODMAN

Filter Type

- Disposable

Furnace/Air Handler

- Furnace, One System, Energy Source:
Gas, Located In Utility Closet

Cooling System Manufacturer

- GOODMAN

Condensate Drain / Attic Pan

- PVC

Heating System Age

- 20+ years

Ductwork

- Metal

Cooling System Approx Age

- 20+ Yrs

Heating Type

- Natural Gas

Fuel / Flue Piping

- CSST (Corrugated Stainless Steel Tubing), Black steel, Transite

Thermostat

- Programmable

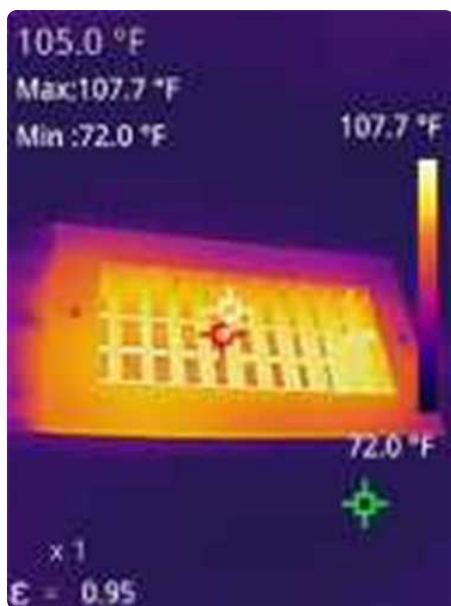
Inspected Items

7.1 - Limitations

- The design and construction of a typical modern heater prevents visual access to most of its surfaces. Disassembling a furnace (except for removing panels used for routine servicing) is beyond the scope of this inspection. Therefore, our view of heater is necessarily limited. -- A more exhaustive and invasive inspection can be done by a qualified heating technician, who could remove burners, fan, or plenum as needed to gain access to the heat exchanger components.

7.2 - Heating System

- All HVAC (heating, ventilation and air conditioning) systems would benefit from a yearly check up and cleaning by an HVAC technician. The older a unit is, the more important this becomes. The heater was operational at the time of the inspection.



107 degrees

- The heater unit showed signs of aging and wear, but were in otherwise functional condition. The system is approximately 20 years old and the average life expectancy is approximately 20 years for this type of unit. Routine service will assist in the longevity of the unit. We recommend you have the unit serviced by a licensed HVAC technician prior to close of escrow.
- The heating system shows evidence of water intrusion or damage. A qualified technician should evaluate the system and effect repairs as needed.

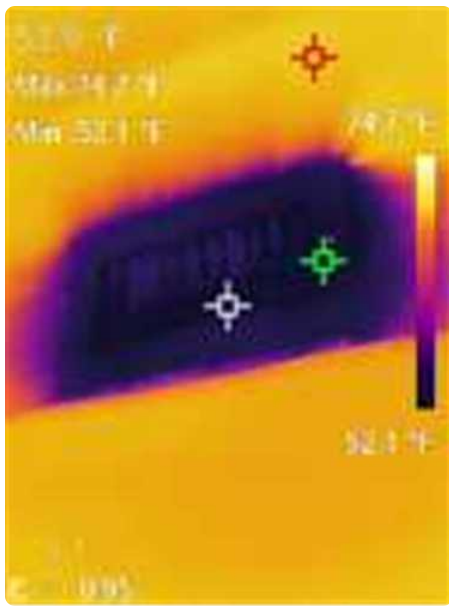


7.3 - Vent Systems & Flues

- The flue connector terminates in a Transite (asbestos cement) flue pipe, which does not meet modern industry standards. The local building department may require upgrading when the heating system is replaced.

7.4 - Air Conditioning System

- AC cooling temperature. The temperature drop was within cooling limits and the system was functional at time of inspection. This is FYI.



52 degrees

- The AC unit showed signs of aging and wear, but were in otherwise functional condition. The system is over 20 years old and the average life expectancy is approximately 20 years for this type of unit. Routine service will assist in the longevity of the unit. We recommend you have the unit serviced by a licensed HVAC technician prior to close of escrow.

7.5 - Distribution System

7.6 - Filter

- Change or clean the HVAC filter upon moving in and periodically, depending on usage of the furnace and AC. This is FYI.



7.7 - Thermostat

8 - Attic

Our inspection of the readily accessible areas of the attic and/or crawl space included a visual examination to determine any signs of defects, excessive wear, and general state of repair. Low clearance, framing design, lack of accessibility and/or obstructions, often can limit the accessible areas that are available to the inspector. In these situations, the inspector may only conduct their inspection from the accessible hatch, opening or platform that is available to them. Additional concerns may be identified when greater access is obtained. Reporting on the presence or absence of rodents, animals or any other creature is always outside the scope of a home inspection.

8 - Attic Details

Attic Venting

- Gable Vents, Roof Vents, Sidewall Vents

Method Used to Observe Attic

- Entered

Attic Access

- Hatch, Located in Hallway

Attic Insulation Type

- Batten Fiberglass

Attic Vapor Barrier

- Not Visible

Wall Insulation

- Unknown

Fans

- Bath Fan(s), Ceiling Fan(s), Kitchen Exhaust Fan(s)

Inspected Items

8.1 - Limitations

- We could not access one or more attic areas due to one or all of: no access, low headroom, vaulted ceilings, insulation concealing the rafters, duct work, temperature, unsafe conditions, storage, etc. Further evaluation is advised if the client has concerns about these areas.

8.2 - Attic Access

8.3 - Attic Insulation

- Some of the insulation in the attic is missing, or is out of place. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.



8.4 - Attic Ventilation

- One or more gable vent screens are damaged at the exterior gables. A qualified technician should repair or replace as needed.



- The utility closet for furnace screen is damaged. A qualified technician should repair or replace as needed.



8.5 - Attic Framing / Construction

8.6 - Attic Moisture

9 - Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Finish treatments and other cosmetic conditions are not the subject of a home inspection. Environmental conditions, including the presence or absence of mold-related substances are also excluded from this inspection. A representative number of accessible doors, windows & cabinets were inspected.

9 - Interior Details

Floor Coverings

- Carpet, Tile, Concrete

Windows

- Double pane, Fixed, Sliding

Ceiling Fan

- Tested

Wall Coverings

- Drywall

Door Types

- Hollow Core, Solid Core, Pocket, Sliding Glass, French Doors, Metal

Fireplace(s) / Wood Stove(s)

- One Fireplace, Wood Burning

Ceiling Coverings

- Drywall

Smoke Detectors / Safety

- Smoke Detector(s) at Required Locations, Missing Carbon Monoxide Detector(s)

Inspected Items

9.1 - Limitations

9.2 - Walls, Ceilings & Floors

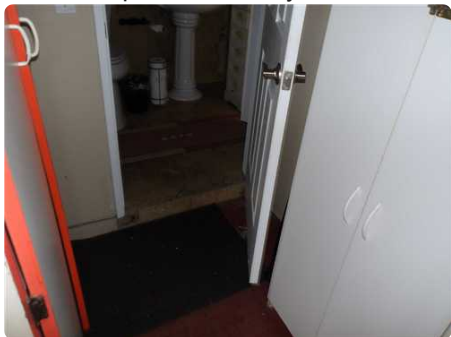
- One or more bedroom closet doors are rough in operation. A qualified technician should make repairs or modifications as necessary.



9.3 - Doors

- Several interior doors have no door stops.
 - A stop or bumper should be installed on each door to help prevent damage to the surfaces behind the door.

- The passage door swings outward over a downward step. For safety, all passage doors should have adequate landings under the arc of the door for safe egress. Changing the swing of the door or installing a platform would enhance personal safety.



9.4 - Windows

- Dirty windows/screens makes dual pane windows more difficult to inspect for broken seals. It is not uncommon for homes to have one or more windows with a broken seal. We recommend all dirty windows be cleaned and further evaluated prior to close of escrow to determine if their are any broken window seals.
- The bottom of the bedroom window sills are more than forty-four inches above the floor. Windows this high above the floor may not allow adequate egress. This appears to be the original window height installation and was likely allowed at the time of construction. Although no upgrading is required for fire safety at sale, the client should consider installing windows meeting the maximum height requirements. At that time, sills may need to be lowered. A qualified technician should do the work.



9.5 - Smoke Alarms & Carbon Monoxide Alarms

- The smoke detector and carbon monoxide detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We recommend replacing all batteries and testing with simulated smoke upon occupying the building. The average life expectancy of smoke detectors and CO detectors is approximately (7-10) years unless otherwise noted by the manufacture. This is FYI.
- The number of carbon monoxide detectors is less than would be required by modern standards. One carbon monoxide detector is required on each level of a multi level home. CO detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.

9.6 - Steps, Stairways and Railings

9.7 - Fireplace

- The fireplace was visually reviewed but was not tested for draft, any gas logs were not tested and a fire was not built in the fireplace. Because of the chimney design only a portion of the fireplace, chimney and flue was visible. If you wish additional evaluation, contact a chimney sweep. We recommend all chimneys be cleaned and inspected by a licensed chimney specialist prior to being used.

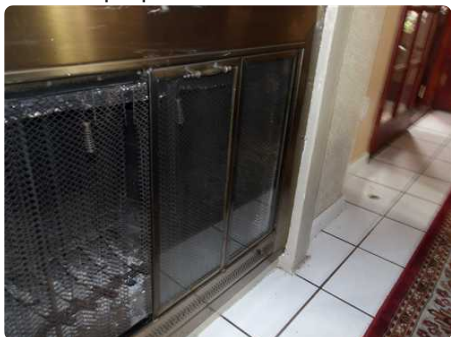
- A false fireplace is installed in the back add on room. This unit is not designed to burn any type of fuel. The unit should be evaluated and removed if not used.



- The dinning room fireplace flue and firebox has a build-up of soot and/or debris. The condition of the flue and firebox could not be fully determined.
- A qualified chimney sweep should clean & evaluate the flue and chimney.



- The glass doors for the fireplace(s) in this area was damaged or not operating properly. All damaged, poorly operating or non-operating glass doors and their associated hardware should be cleaned, lubricated, adjusted, or replaced to restore proper function.



9.8 - Ceiling Fans

- Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

10 - Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested specific built-in appliances using normal operating controls to determine if they had simple operating functionality. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators, trash compactors, portable microwaves and any other appliances are excluded unless specifically described below. The inspector does not determine if any appliance is subject to a product recall.

10 - Kitchen Details

Cabinets

- Wood

Dishwasher(s)

- Tested, Air Gap

Kitchen Fan

- Exhaust Fan (In Microwave - Vents To Exterior)

Countertops

- Solid Surface

Disposal(s)

- Tested

Microwave

- Mounted above Cooktop

Sink(s)

- One Sink, Stainless

Oven(s)

- Gas

Cooktop

- Gas Cooktop

Inspected Items

10.1 - Countertops & Cabinets

- The cabinets are in adequate condition. However, adjustment of some/all hinges and latches is needed.

10.2 - Sink

10.3 - Food Waste Disposer

10.4 - Dishwasher

- The air gap or its connection to the disposal is restricted or kinked. This causes water to flow out of the air-gap during the drain cycle of the dishwasher. The dishwasher drain system should be cleaned or modified to restore proper operation. A qualified technician could do the work.



10.5 - Range / Oven / Cooktop

10.6 - Microwave

10.7 - Vent Fans

11 - Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

11 - Bathrooms Details

Sinks

- Tested / Adequate Flow and Drainage

Toilet

- Flushes - Drains - Refills, Tested

Shower / Tub Wall Material

- Ceramic Tiles, Glass Panel / Door (Tempered)

Bathroom Ventilation

- Fan

Number of Bathrooms

- Two
-

Inspected Items

11.1 - Countertops & Cabinets

11.2 - Toilets

11.3 - Sinks

11.4 - Bathtubs

11.5 - Showers

11.6 - Bathroom Interior & Ventilation

- 🔑 • Mildew on the bathroom surfaces is an indication that ventilation is either inadequate or under utilized. Existing bathroom vents should be used; or, new vents could be installed as necessary to minimize mold, fungus, mildew, etc., growth in the bathroom(s).

12 - Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent.

12 - Laundry Details

Clothes Washer

- Not Tested, No Pan

Dryer Power Source

- Gas Connection

Dryer Vent

- Metal, Flex Line

Laundry Sink/Tub

- Plastic
-

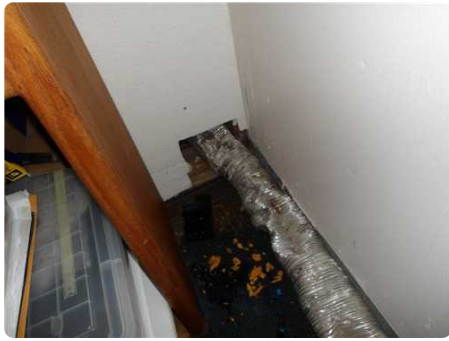
Inspected Items

12.1 - Washer

- 🔑 • The clothes washer overflow pan is not installed. Because of the location of this laundry area over wood flooring or finished space on the floor below, a pan connected to a drain in good repair is advised. We recommend installation of a drained catch pan under the washing machine, as an upgrade and preventive measure.

12.2 - Dryer

- Typical standards for dryer vents require a 4 inch diameter, smooth wall metal duct, no longer than 14 feet, with a hooded damper at the exterior termination. A flexible metal vent (6 ft. max.) may be used at the dryer connection but cannot go through floors or walls. Always follow the clothes dryer manufacturer's installation instructions for the requirements on venting.
- 🔑 • The dryer is exhausted through a vent that is not an approved material. One six-foot length of flexible vent is allowed in the laundry room. Smooth-walled sheet metal is then required to be vented to the exterior of the building whether through the attic or crawl space . An appropriate vent that meets industry standards and the manufacturer's installation instructions should be installed by a qualified technician.



12.3 - Laundry Sink

13 - Pool and Spa



Inspection of the pool or spa is limited to visible components. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

13 - Pool and Spa Details

Pool and/or Spa	Style	Location
<ul style="list-style-type: none"> Pool 	<ul style="list-style-type: none"> In ground 	<ul style="list-style-type: none"> Rear of Building

Inspected Items

13.1 - Pool General Information [Not Inspected]

-  We did not see any life safety equipment or emergency shut off switch at poolside. Floats, pole hooks and ropes should be standard equipment at any pool, and should be kept stored adjacent to, and within sight of the pool at all times.
-  At the request of the client, we did not inspect the pool and/or spa. However, we did observe conditions that compel us to recommend the pool or spa be inspected. We strongly recommend that a qualified technician evaluate the pool or spa installation and determine what corrective actions are necessary.

13.2 - Pool Fencing & Gates [Not Inspected]



- **As of January 1, 2018 Pool Safety Act (Senate Bill 442), California law requires new or remodeled pools and spas to have 2 of 7 child protective safety barriers.** While existing pools and spas are not required to add additional safety barriers, we suggest when it comes to protecting our young and vulnerable , all pools and spas should have 2 of 7 appropriate safety barriers identified in the Pool Safety Act. Conformance of several of the items cannot be determined by a visual inspection. We recommend that the current owner or their representative provide any and all documentation to ensure compliance or have a qualified pool contractor further evaluate and perform any needed repairs.

The exterior fences, gates and barrier devices do not meet current industry standards. We recommend adding additional safety features to comply with Senate Bill 442.

- 1. Gate access for the pool or spa, explained in Health and Safety code 115923.
 - a. Gates must open away from the swimming pool, be self-closing with a self-latching device and placed no lower than 60 inches above the ground.
 - b. A minimum of 60 inches tall, maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
 - c. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - d. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
- 2. A removable mesh fencing that meets American Society for testing and Materials (ASTM). The mesh fence with a gate only counts as one safety item.
- 3. An approved safety cover (manually power-operated safety pool cover that meets the standards of ASTM) as defined in the subdivision 115921.
- 4. Exit alarms on all of the doors that provide access to the swimming pool or spa.
- 5. A self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor on all of the doors providing access to the pool.
- 6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance in to the water. The alarm shall meet ASTM standards for residential alarms which include, surface motion, pressure, sonar, laser, and infrared type alarms.
- 7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers.

13.3 - Pool Decks, Shell, & Coping [Not Inspected]

13.4 - Pool Pump & Piping [Not Inspected]

13.5 - Pool Heater

- We cannot report on the ability of the pool or spa heater to heat the volume of water in the vessel. Pool/spa heaters take many hours to heat the water, and the required time depends on weather temperatures.

13.6 - Pool Bonding [Not Inspected]

13.7 - Pool Lights, GFCI, Timer Assemblies & Electrical [Not Inspected]

13.8 - Pool Accessories [Not Inspected]

13.9 - Spa Decks, Shell, & Coping [Not Inspected]

13.10 - Spa Pump [Not Inspected]

13.11 - Spa Heater [Not Inspected]

13.12 - Spa Filter & Accessories [Not Inspected]

14 - Detached Structure

Our inspection of the detached structure included a review of the structural, roof, exterior, electrical, plumbing, HVAC & interior components of the detached structure consistent with the inspection scope outlined in these sections of the main residence. As described previously, all inspections of the detached structure remain a visual inspection of readily accessible conditions as they exist at the time of the inspection. Typically, the findings from the inspection of the detached structure are included in the main sections of the report so that deficiencies that one contractor would need to correct remain collected together. Additional comments may be included below as the inspector deems necessary.

Inspected Items

14.1 - Additional Structural Comments

- There is a poor joint at a rafter connection. The parts of the roof structure must be properly joined and fastened together to withstand its own weight. - A qualified contractor can provide repair specifications and costs, and perform the work.



- There are some dips or sags in the roof in areas. The roof sheathing shows signs of deterioration. We recommend a licensed roofer repair and or replace as necessary.



14.2 - Additional Roof Comments

14.3 - Additional Exterior Comments

14.4 - Additional Plumbing Comments

14.5 - Additional Electrical Comments

- There is exposed wiring, light fixtures are not mounted and damaged and outlets should be GFCI protected. - A licensed electrician should properly repair and or replace.





14.6 - Additional HVAC Comments [Not Present]

14.7 - Additional Interior Comments