Inspection Report

Nika Khoroshi

Property Address:
1817-1819 Sunset Cliffs Blvd
San Diego CA 92107

1819

1817

Foresight Building Inspection

Sean Kinney

CSLB #970457
1544 Harbison Canyon Rd
El Cajon, CA 92019

Table of Contents

Date: 8/20/2026	**Time:** 11:00 AM	**Report ID:** 3814
Property: 1817-1819 Sunset Cliffs Blvd San Diego CA 92107	**Customer:** Nika Khoroshi	**Real Estate Professional:** Dan Dennison

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property and prior to the closing of any inspection contingencies. Any recommendations by the inspector for further evaluation, repair, or replace suggest a second opinion or further inspection by a qualified tradesman, contractor, or engineer. Pictures may be included in the report as a reference but do not provide a complete representation of all the defects, and should not be used as the sole means for determining repairs and costs. All costs associated with further evaluations, repairs, or replacement of systems and components should be considered before purchasing this property and prior to the close of escrow.

Inspected (IN) = The inspector visually observed or tested the system or component which responded properly when tested or appeared to be in serviceable condition, consistent with the age of the system or component.

Not Inspected (NI) = This system or component was not available, visible, or accessible for inspection. Further evaluation is required when system or component is available for inspection.

Not Present (NP) = This system or component was not present at the time of the inspection.

Further Evaluation (E) = Observations were made during the inspection of the system or component that require further evaluation from a qualified specialist.

Repair or Replace (RR) = The system or component has visible defect, did not function properly when tested, or appears to have exceeded its serviceable life. Further evaluation is recommended to determine repairs or replacement needed.

Recommend Upgrade (UP) = An upgrade in the system or component is recommended to meet current building or safety standards.

In attendance:	**Type of building:**	**Approximate size of building:**
Listing agent	2 Single Family Units	2,000-2,500 sq/ft
Approximate age of building:	**Owner/Tenant occupied:**	**Temperature:**
Over 100 yrs	Yes	Over 65 (F) = 18 (C)
Weather:	**Rain in last 3 days:**	
Clear	No	

1. Roofing

Items to be inspected: Roof covering; Roof drainage systems; Flashings; Skylights; Chimneys; and Penetrations. **The Inspector is not required to:** Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector. Warrant or certify that the roof systems, coverings, or components are free from leakage.

Items

1.0 ROOF COVERINGS

Comments: Further Evaluation, Repair or Replace

Visible defects were observed at areas of the roof covering . It is recommended to contact a licensed roofer for a complete evaluation of all roof defects and repair/replace as needed.

The roof covering consists of asphalt composition shingles that exhibit visible signs of wear consistent with normal aging and environmental exposure. Observed conditions include typical surface weathering and minor deterioration; however, the shingles appear to be performing their intended function at the time of inspection with no immediate indications of failure noted.

Disclaimer: Determining the exact age of the roofing system, as well as estimating its remaining service life, is outside the scope of this inspection. Further evaluation from a licensed roof contractor is recommended to determine the remaining life expectancy.

1.0 Item 1(Picture) 1819: roof covering appeared aged / recommend further evaluation

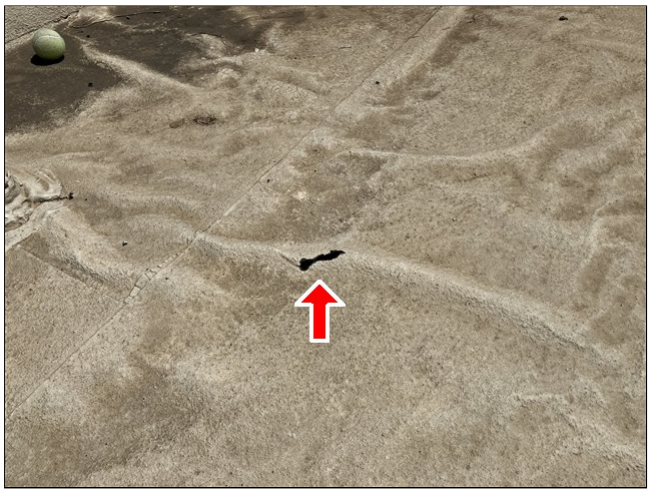
1.0 Item 2(Picture) 1819: roof covering appeared aged / recommend further evaluation

1.0 Item 3(Picture) 1819: roof covering defect/damage visible

1.0 Item 4(Picture) 1819: roof covering damage/defect visible

1.0 Item 5(Picture) 1817: aged roof covering / recommend further evaluation and replacement as needed

1.0 Item 6(Picture) 1817: roof covering defects visible



1.0 Item 7(Picture) 1817: roof covering defects visible

1.0 Item 8(Picture) 1817: roof covering defects visible

1.0 Item 9(Picture) 1817: roof covering defects visible

1.1 ROOF DRAINAGE SYSTEMS (rain gutters, downspouts, etc)

Comments: Recommend Upgrade

Recommended Upgrade:

A properly designed and installed rain gutter system helps control water flow and keeps moisture away from the building system and its foundation. A rain gutter system or additional gutters to the existing system are a recommended upgrade.

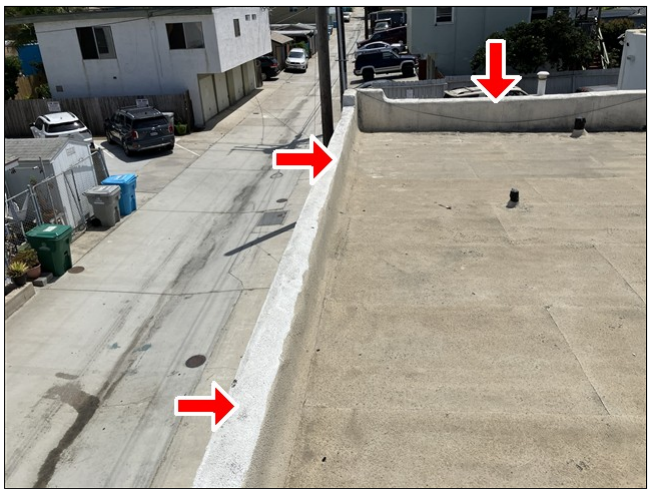
1.1 Item 1(Picture) rain gutter upgrades recommended

1.1 Item 2(Picture) rain gutter upgrades recommended

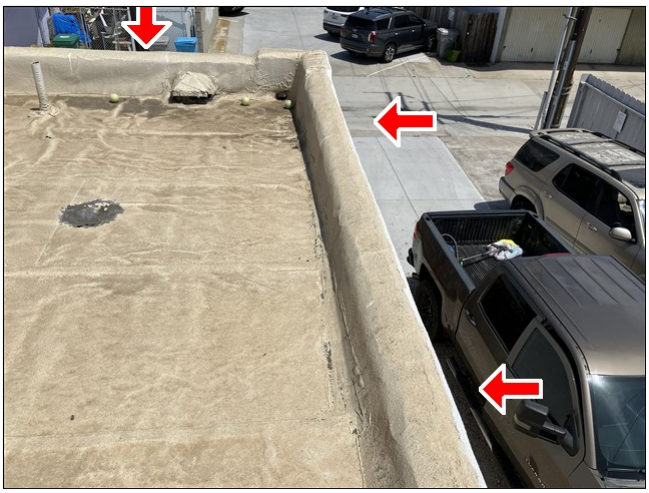
1.2 FLASHINGS

Comments: Further Evaluation

Parapet Wall Flashing/Coping: The roof membrane/roll roofing has been wrapped up and over the parapet wall rather than being terminated with a dedicated metal flashing/coping cap. Although this type of roofing termination may be an accepted installation depending on the roofing system and manufacturer's requirements, the addition of properly installed metal coping/flashing caps is recommended to provide improved protection of the parapet wall and roofing termination from weather exposure and to help reduce the potential for deterioration and water intrusion. Have a qualified roofing contractor evaluate the existing termination and install appropriate coping/flashing in accordance with the roofing manufacturer's specifications and applicable building requirements.



1.2 Item 1(Picture) 1819: parapet wall flashing caps recommended



1.2 Item 2(Picture) 1819: parapet wall flashing caps recommended

1.3 CHIMNEYS

Comments: Not Present

1.4 SKYLIGHTS

Comments: Not Present

1.5 VENTS

Comments: Further Evaluation

Plumbing Vent Terminations: One or more plumbing vent pipes at the roof were observed to have their openings capped/ covered with tape or other material. The reason for this condition could not be determined during the inspection. Plumbing vent terminations are intended to remain open to provide proper venting of the drainage system. Recommend evaluation by a qualified plumbing contractor to determine why the vents have been covered and to restore proper vent termination as necessary.

1.5 Item 1(Picture) 1819: vent termination was covered / recommend further evaluation

1.5 Item 2(Picture) 1819: vent termination was covered / recommend further evaluation

1.5 Item 3(Picture) 1819: vent termination was covered / recommend further evaluation and correction as needed

1.7 OTHER

Styles & Materials

Roof Covering:
Roll Roofing or Modified Bitumen

Viewed roof covering from:
Walked roof

Multiple Layers:
Extra Info : unknown

Sky Light(s):
None

Chimney (exterior):
None

2. Exterior

Items to be inspected: Surface grade directly adjacent to the building. Doors and windows. Attached decks, porches, patios, balconies, stairways, and their enclosures. Wall cladding and trim. Portions of walkways and driveways that are adjacent to the building. **The Inspector is not required to:** Inspect door or window screens, shutters, awnings, or security bars. Inspect fences or gates or operate automated door or gate openers or their safety devices. Use a ladder to inspect systems or components.

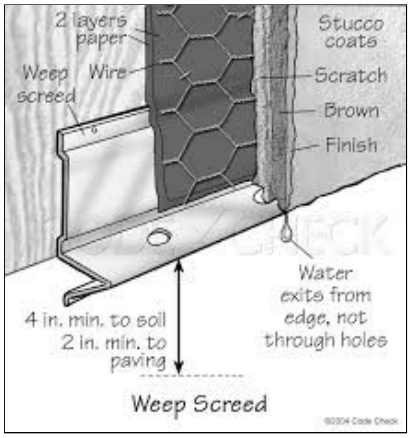
Items

2.0 WALL CLADDING SYSTEM

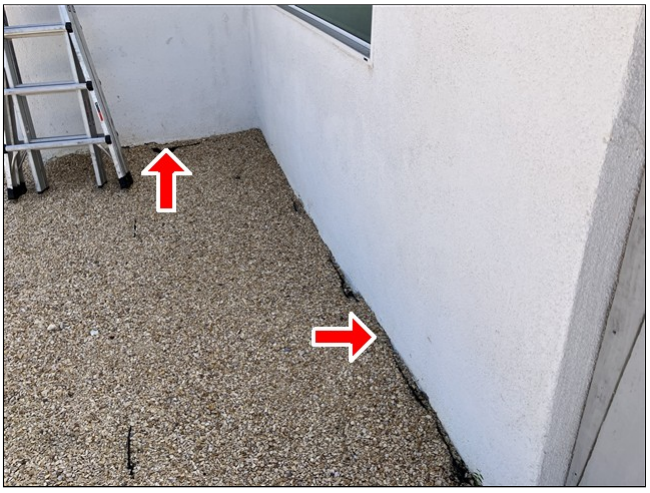
Comments: Further Evaluation, Recommend Upgrade

(1) **Recommend System Upgrade:**

Plaster wall cladding systems (commonly referred to as stucco) have changed over the years as building materials and applications have improved. Because of the age the home, upgrading the stucco system is recommended. Consult with a stucco contractor for recommendations and upgrades.



2.0 Item 1(Picture)



2.0 Item 2(Picture) 1819: weep screed flashing upgrades recommended

(2) Cracks were observed in the stucco wall cladding. Cracking can be caused by normal shrinkage, age, movement, settlement, moisture intrusion, installation defects, or other conditions. The cause and significance of the cracking cannot be determined through a visual inspection. This inspection is not a structural evaluation and does not determine whether concealed defects are present. Recommend further evaluation by a qualified stucco contractor and/or structural professional, as appropriate.

2.0 Item 3(Picture) 1819: crack visible at stucco

2.1 DOORS

Comments: Repair or Replace

One or more of the exterior door components had visible damage, did not function properly, or had other observable defect. It is recommended to have the doors evaluated by a qualified tradesman and repaired/replaced as needed.

Evidence of possible wood-destroying organism (WDO) activity and/or damage was observed at the time of inspection. Conditions such as damaged wood, staining, debris, or other indicators may be consistent with current or previous WDO activity; however, this inspection is not a pest inspection and no determination is made regarding whether the activity is active or past. Concealed damage may also exist in inaccessible areas. Further evaluation by a licensed pest control or WDO specialist is recommended for identification, treatment recommendations, and determination of the extent of any damage or necessary repairs.

2.1 Item 1(Picture) 1819: crack visible at door jamb

2.1 Item 2(Picture) 1819: possible WDO evidence or damage observed at door threshold

2.1 Item 3(Picture) 1817: possible WDO evidence or damage observed

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, PATIOS, ATTACHED COVERINGS, STAIRS AND RAILINGS,

Comments: Repair or Replace

One or more defects were observed at areas of the exterior deck, stairs, or attached covering systems. It is recommended to have a licensed contractor evaluate these exterior systems and repair/replace as needed.

2.3 Item 1(Picture) 1819: substandard deck installation or building material was observed / recommend further evaluation

2.3 Item 2(Picture) 1819: missing deck joist hangers

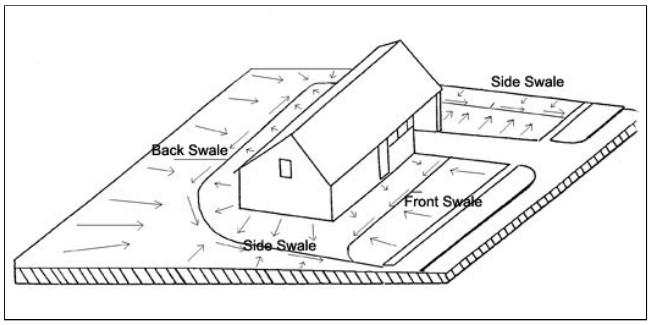
2.3 Item 3(Picture) 1819: deck boards did not appear to be protected from UV

2.3 Item 4(Picture) 1817: oxidation visible at railing

2.4 GRADING, DRAINAGE, DRIVEWAYS, CONCRETE PATIOS/WALKWAYS, VEGETATION (With respect to their effect on the condition of the building)

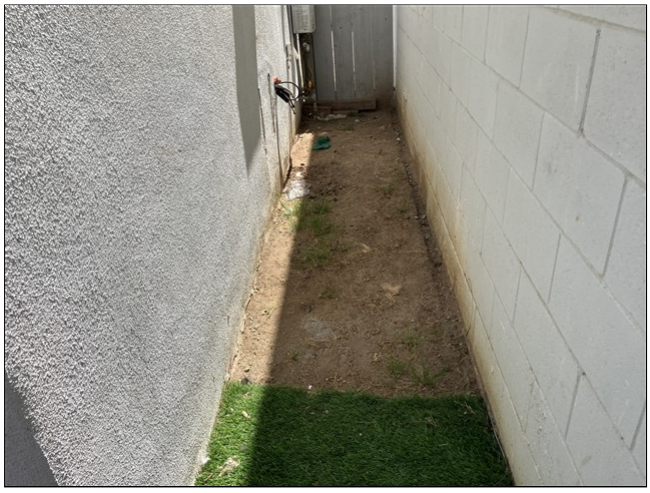
Comments: Repair or Replace

(1) Insufficient slope or potentially poor drainage was observed at areas of the driveway, walkways, or landscaping which can increase moisture related damages and defects to the structure. Drainage or landscaping corrections and improvements are recommended. It is recommended to contact a licensed landscaping contractor for evaluation and correction as needed.



2.4 Item 1(Picture)

2.4 Item 2(Picture) 1819: grading or drainage improvements/corrections are recommended to achieve positive slope away from the property



2.4 Item 3(Picture) 1817: grading or drainage improvements/corrections are recommended to achieve positive slope away from the property

(2) Cracking, damage, or other visible defect was observed at areas of the exterior hardscape (driveway, walkway, stairs, patio, etc.). It is recommended to have these evaluated by a licensed contractor and repaired/replaced as needed.

2.4 Item 4(Picture) 1817: crack visible at concrete step

2.4 Item 5(Picture) cracks visible at driveway

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Not Present

2.6 OTHER

Comments: Further Evaluation

(1) Note: While fences, gates, or dividing walls are not inspected as part of the scope of the inspection, one or more defects were observed at the fence or gate system that should be evaluated by a qualified tradesman and repaired/ replaced as needed.

2.6 Item 1(Picture) leaning fence next to driveway

(2) **Recommended Safety Upgrade:**

Because identification of safety glass is not always possible at the time of the inspection, due to the age of the window or glass door panes, safety glass may not be present. While safety glass may not have been required at the time of construction, as a safety upgrade, it is recommended to contact a glazing specialist for evaluation of any window or door panes that would now require safety glass and upgrade as needed.

2.6 Item 2(Picture) 1817: recommend evaluation and upgrade of any non-safety glass windows at appropriate locations

Styles & Materials

Driveway:	Siding Material:	Additional Comments:
Concrete	Stucco/Plaster	

4. Interiors

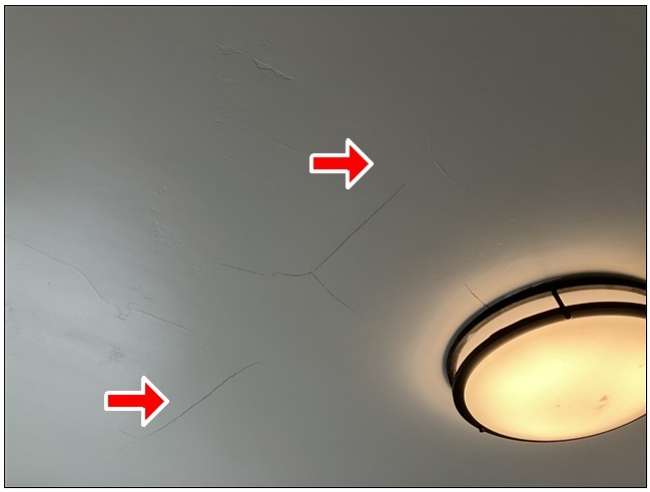
Items to be inspected: Walls, ceiling, and floors. Doors and windows. Stairways, handrails, and guardrails. Permanently installed cabinets. Absence of smoke alarms. Vehicle doors and openers. **The Inspector is not required to:** Inspect window, door, or floor coverings. Determine whether a building is secure from unauthorized entry. Use a ladder to inspect systems or components.

Items

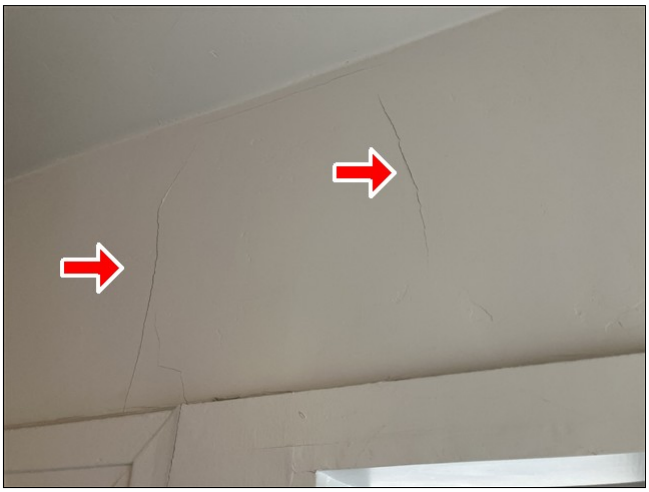
4.0 CEILINGS AND WALLS

Comments: Further Evaluation, Repair or Replace

(1) Disclaimer: Cracks in the ceiling and/or walls may be a result from possible settling, movement, or defect that has occurred. This inspection is not meant to be a structural evaluation but an observation of visible physical defects. Only further evaluation and investigation from a qualified person can determine if non-visible defects are present and corrections as needed.



4.0 Item 1(Picture) 1819: cracks visible at ceiling



4.0 Item 2(Picture) 1819: cracks visible at ceiling

(2) Damages, missing drywall, or other defects to the walls or ceilings were observed. It is recommended to have these walls and ceilings evaluated by a qualified tradesman and repaired/replaced as needed.

4.0 Item 3(Picture) 1819: bathroom sink wall penetrations visible

4.0 Item 4(Picture) 1817 kitchen: gap visible around outlet

4.1 FLOOR COVERINGS

Comments: Inspected

4.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

A representative number of doors was tested. One or more of the tested doors or hardware had signs of damage, defect, or did not operate properly when tested. It is recommended to have all doors and hardware defects evaluated and repaired/replaced as needed.

4.3 Item 1(Picture) 1819: bathroom door paint cracks/ defects visible

4.4 COUNTERS, CABINETRY, AND SHELVING (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

One or more of the closet shelving systems were damaged, not secured properly, or had other observable defect that should be evaluated by a qualified tradesman and repaired/replaced as needed.

4.4 Item 1(Picture) 1819: bedroom closet shelf is leaning

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6 BATH TUB AND SHOWER SYSTEM

Comments: Repair or Replace

(1) The caulking or grout was missing, separated, or had other observable defect at areas of one or more of the tub/ shower wall or floor systems. It is recommended to have these evaluated and repaired as needed.

4.6 Item 1(Picture) 1819: shower surround caulking or appropriate sealant maintenance/repairs needed

4.6 Item 2(Picture) 1819: shower surround caulking or appropriate sealant maintenance/repairs needed

4.6 Item 3(Picture) 1819: shower surround caulking or appropriate sealant maintenance/repairs needed

(2) Damage, stains, or other possible moisture related defects were visible around areas of the ceilings, walls, or floors. No moisture was observed at the time of the inspection. Further evaluation is recommended to determine the cause of the moisture related observations and correction as needed.

Disclaimer: This inspection cannot determine the presence of mold. Any moisture related damages or defects should be evaluated by a qualified water damage specialist to determine if mold is present and proper remediation as needed.

4.6 Item 4(Picture) 1819 bath: moisture stains or damage visible

4.6 Item 5(Picture) 1819 bath: moisture stains or damage visible

4.8 OTHER (additional observations)

Lead and Asbestos Disclaimer:

Buildings constructed prior to 1978 may contain lead. It is outside the scope of this inspection to identify or determine if lead is present in the building materials and surrounding area. Only further evaluation and lab testing from a qualified lead specialist can determine if lead is present.

Many buildings built or remodeled between 1945 and 1978 may contain asbestos materials. It is outside the scope of this inspection to identify or determine if asbestos is present in the building materials and surrounding area. Only further evaluation and lab testing from a qualified lead specialist can determine if asbestos is present.

Refer to the following links for helpful information from the EPA (Environmental Protection Agency and CSLB (CA State Licensing Board):

https://www.epa.gov/lead/real-estate-disclosure

http://www.cslb.ca.gov/Resources/GuidesAndPublications/AsbestosGuideForConsumers.pdf

5. Structural Components

Items to be inspected: Foundation system. Floor framing system, Foundation anchoring and cripple wall bracing. Wood separation from soil. Roof framing.
The Inspector is not required to: Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems.

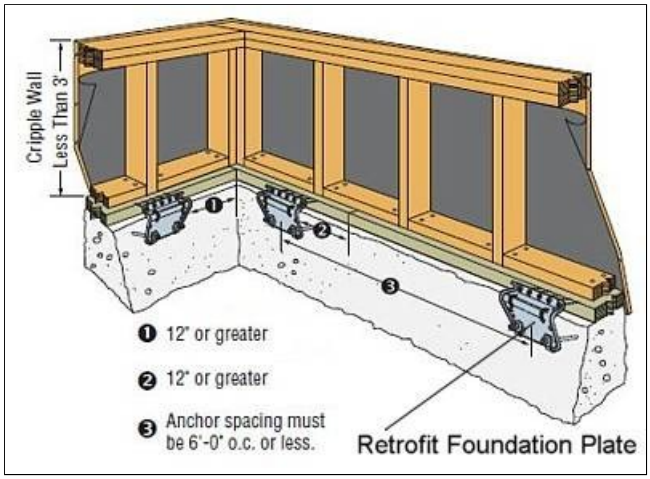
Items

5.0 FOUNDATION AND SUBFLOOR AREA

Comments: Repair or Replace, Recommend Upgrade

(1) **Recommended System Upgrade:**

Foundation anchoring was not visible. While this may not have been required at the time of construction, foundation anchoring is an important component in preventing movement or other damages resulting from seismic activity. It is recommended to have this evaluated by a licensed contractor and upgraded as needed.



5.0 Item 1(Picture)

5.0 Item 2(Picture) 1817: foundation anchoring upgrades recommended

5.0 Item 3(Picture) 1819: foundation anchoring upgrades recommended

(2) There was debris (wood, cardboard, abandoned materials, etc.) observed in the attic or subfloor area. It is recommended to have all debris removed.

5.0 Item 4(Picture) 1819: debris visible in the subfloor area

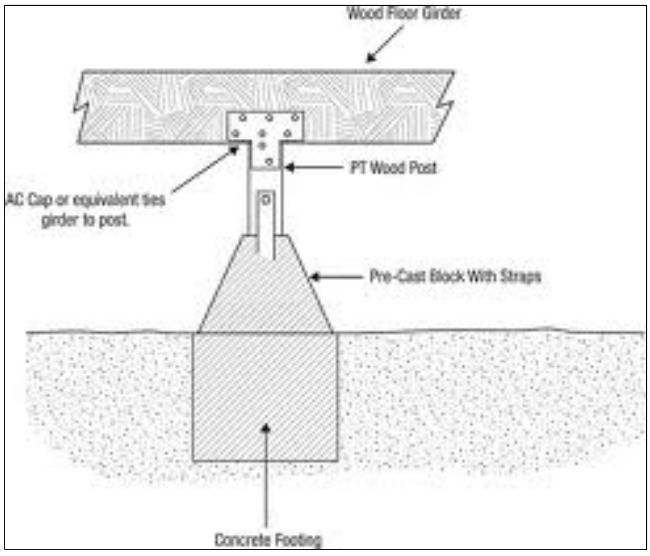
5.0 Item 5(Picture) 1819: debris visible in the subfloor area

5.1 POSTS, PIERS, AND STRIP FOOTINGS

Comments: Recommend Upgrade

Recommend System Upgrade:

The foundation post and pier system appeared constructed conforming to the standards of the era it was built. However, these standards would not meet modern building standards, which have improved over the years to protect homes against natural and unnatural occurring stresses on the foundation such as settling, deterioration, or seismic activity. Metal strap connectors and shorter distances between posts are examples of these upgrades. It is recommended to contact and licensed contractor regarding upgrades to the foundation post and pier system.



5.1 Item 1(Picture)

5.1 Item 2(Picture) 1817: post and pier seismic strapping/anchoring upgrades recommended

5.1 Item 3(Picture) 1819: post and pier seismic strapping/anchoring upgrades recommended

5.2 FLOORS

Comments: Repair or Replace

Damages, deficiencies, or other visible defects were observed at areas of the structural flooring system or components. It is recommended to have this evaluated by a licensed contractor and repaired/replaced as needed.

Evidence of possible wood-destroying organism (WDO) activity and/or damage was observed at the time of inspection. Conditions such as damaged wood, staining, debris, or other indicators may be consistent with current or previous WDO activity; however, this inspection is not a pest inspection and no determination is made regarding whether the activity is active or past. Concealed damage may also exist in inaccessible areas. Further evaluation by a licensed pest control or WDO specialist is recommended for identification, treatment recommendations, and determination of the extent of any damage or necessary repairs.

5.2 Item 1(Picture) 1817: possible WDO evidence or damage observed floor beam

5.2 Item 2(Picture) 1819: possible WDO evidence or damage observed

5.3 WALLS AND CEILINGS

Comments: Inspected

5.5 ROOF STRUCTURE AND ATTIC

Comments: Further Evaluation

Evidence of past moisture penetration was visible in areas of the attic. No moisture was observed at the time of the inspection. Because the scope of this inspection is limited to the condition of the property at the time of the inspection and defects may not be visible, further evaluation is recommended from a licensed roofer to determine the cause of the stains and correction as needed.

Disclaimer: This inspection cannot determine the presence of mold. Any moisture related damages or defects should be evaluated by a qualified person to determine if mold is present and proper remediation as needed.

5.5 Item 1(Picture) 1819 attic: possible WDO evidence or damage observed

5.5 Item 2(Picture) 1817 attic: possible WDO evidence or damage observed

5.7 OTHER

(1) The scope of this inspection to visually observe and survey areas of the attic and subfloor area which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which my result in damage to the property or personal injury to the inspector. Some areas of the attic, roof structure, or subfloor areas were observed to be not accessible or visible for inspection. Only accessible and visible areas were inspected.

5.7 Item 1(Picture) 1819: subfloor area clearance was minimal creating limited access and/or visibility

Styles & Materials

Foundation:
Raised Foundation

Foundation Anchoring Visible:
No

Roof Structure:
Stick-built

Method used to observe attic:
Walked or crawled
Limited accessibility or visibility

6. Plumbing System

Items to be inspected: Water supply piping. Drain, waste, and vent piping. Faucets and fixtures. Fuel gas piping. Water heaters. The functional flow and functional drainage of water**. The Inspector is not required to:** Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components. Inspect whirlpool baths, steams showers, or sauna systems or components. Inspect fuel tanks or determine if the fuel gas systems is free of leaks. Inspect wells or water treatment systems.

Items

6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

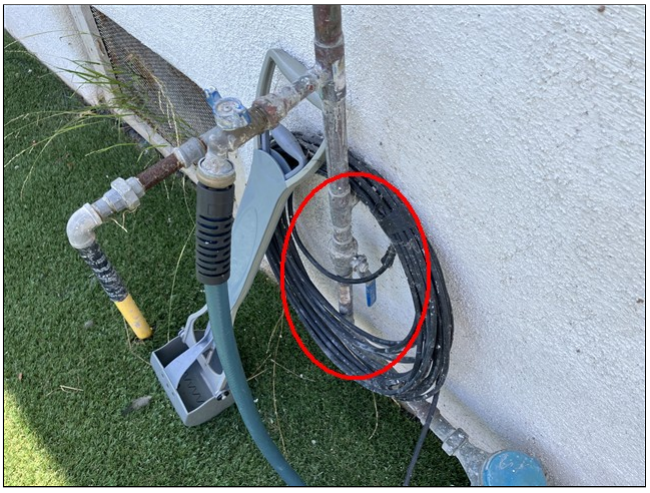
Comments: Inspected

(1)

6.0 Item 1(Picture) 1819: house water shut off valve

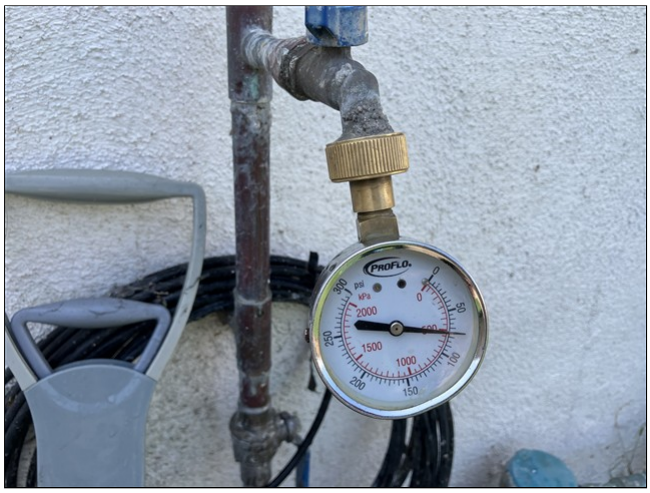
6.0 Item 2(Picture) 1817: water meter and main shut-off

6.0 Item 3(Picture) 1817: water meter



6.0 Item 4(Picture) 1817: house water shut off valve

(2) No visible pressure regulator was observed. Where static water pressure in the water supply piping is exceeding 80 psi (552 kPa), an approved-type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to 80 psi (552 kPa) or less. It is recommended to contact a licensed plumber to evaluate and determine the necessity and appropriate location for the installation of a pressure regulator.



6.0 Item 5(Picture) 1817: no visible pressure regulator / PSI tested at 75

6.1 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Because determining if the fuel system is free of leaks, it is recommended to have SDG&E (San Diego Gas and Electric) perform a routine service check up. Please contact SDG&E for more information:

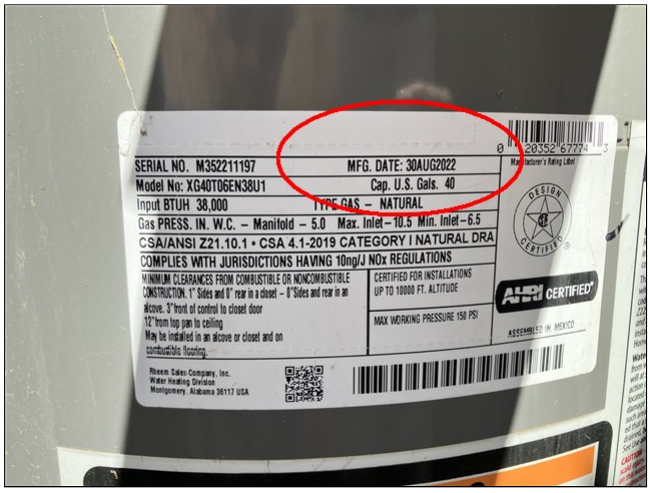
https://www.sdge.com/residential/services/service-check

6.1 Item 1(Picture) gas meter and shut-off valve

6.2 WATER HEATING SYSTEMS

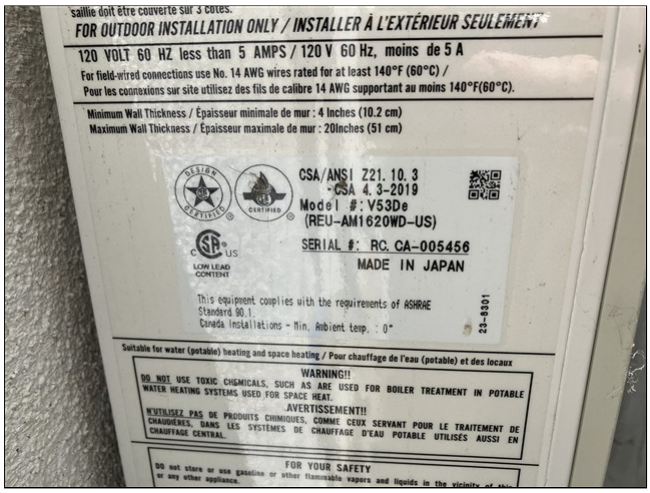
Comments: Repair or Replace

(1)



6.2 Item 1(Picture) 1819: mfg date 2022 / 40 gallon tank

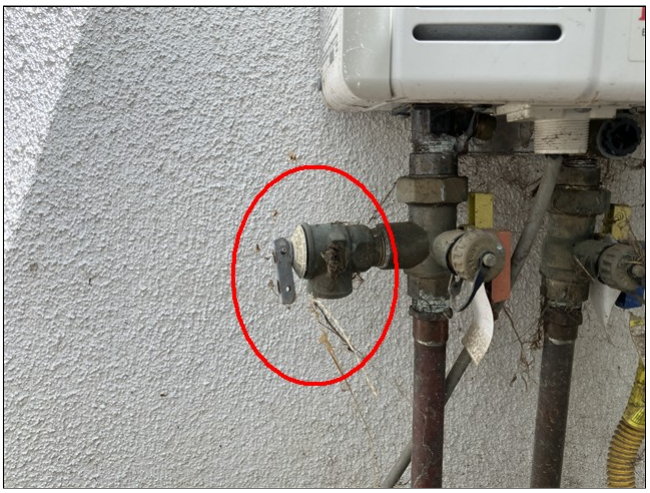
6.2 Item 2(Picture) 1819: recommend further evaluation of "danger tag"



6.2 Item 3(Picture) 1817 tankless water heater

(2) The Temperature Pressure Relive Valve (TPRV) or drain system was improperly installed or had other observable defect. It is recommended to contact a licensed plumber for evaluation and correction as needed.

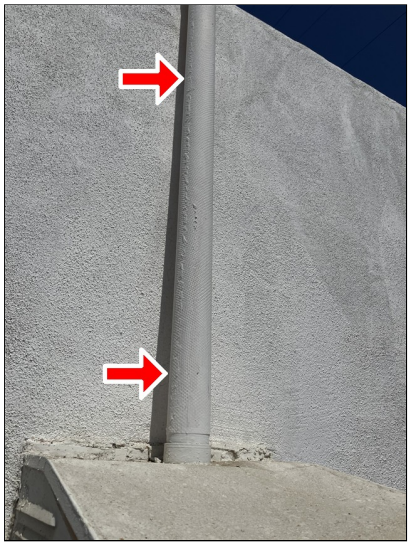
6.2 Item 4(Picture) 1819: missing TPRV drain



6.2 Item 5(Picture) 1817: missing TPRV drain

(3) The water heater draft hood or venting system was improperly installed, missing adequate screws at connections, or had other observable defect. All defects in the venting systems of hot water heaters should be treated as immediate

carbon monoxide safety hazards. It is recommended to have a safety and performance inspection of the venting system by a licensed plumbing company and repaired/replaced as needed.

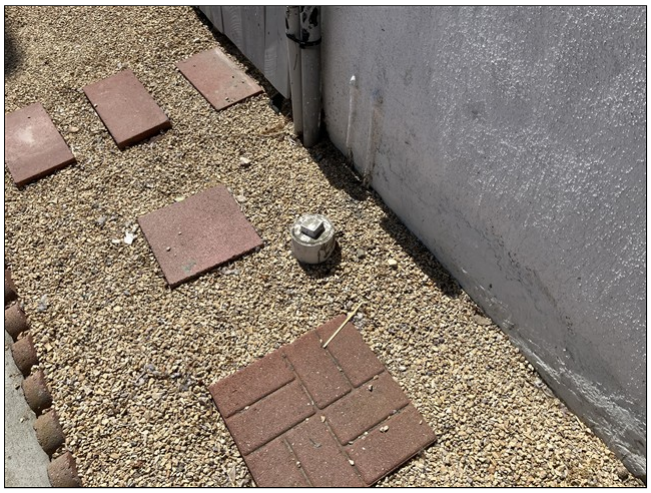


6.2 Item 6(Picture) 1819: aged vent / materials installed before 1978 may contain asbestos

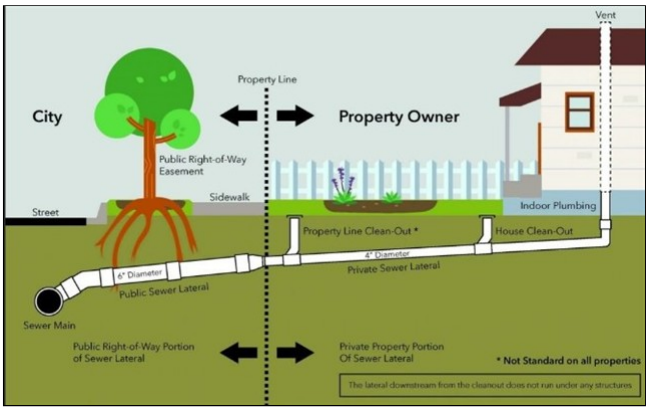
6.3 VISIBLE PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Further Evaluation, Repair or Replace

(1) Plumbing DWV (drain, waste, vent) systems may have hidden defects that can only be detected with further inspection from a qualified plumber who provides drain video/camera inspections. Because the scope of this inspection is limited to only visible and accessible systems and components, it is recommended to contact a licensed plumber for further inspection and evaluation.



6.3 Item 1(Picture) 1819: sewer camera inspection recommended

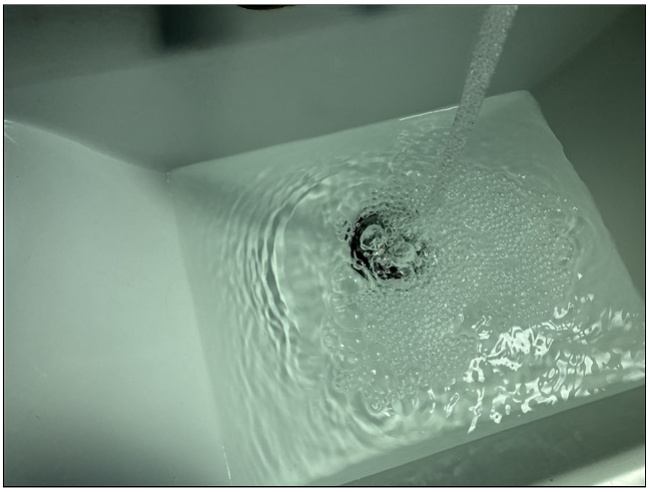


6.3 Item 2(Picture)

6.3 Item 3(Picture) 1817: sewer camera inspection recommended

(2) The drainage at one or more of the sinks, tubs, or showers was slow or had other observable defect. It is recommended to have a licensed plumber evaluate and correct as needed.

6.3 Item 4(Picture) 1819: slow drainage observed at shower / debris in drain visible



6.3 Item 5(Picture) 1819: slow drainage observed at bathroom sink

(3) There was damage, leaking, or other observable defect at one or more of the sink drain assemblies. It is recommended to have a licensed plumber evaluate and repair/replace as needed.

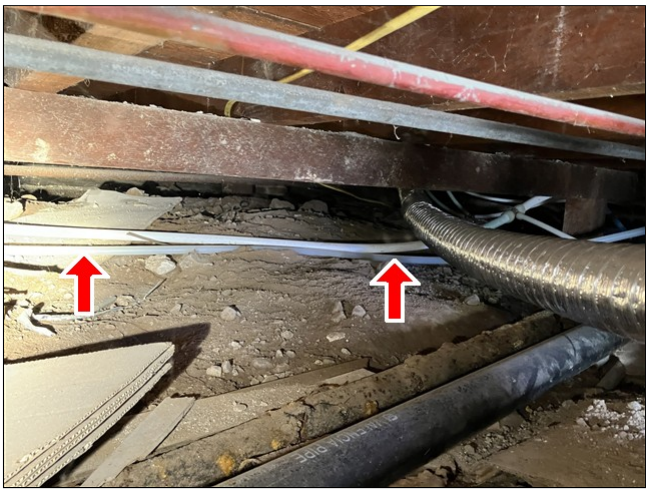
6.3 Item 6(Picture) 1819: bathroom sink drain was not installed properly

6.4 VISIBLE WATER SUPPLY DISTRIBUTION SYSTEMS

Comments: Repair or Replace

(1) Inadequate or improper water supply strapping was observed. It is recommended to have the water supply strapping evaluated by a licensed plumber and repaired/replaced as needed.

6.4 Item 1(Picture) 1819: water supply pipe was not properly strapped and supported off the ground

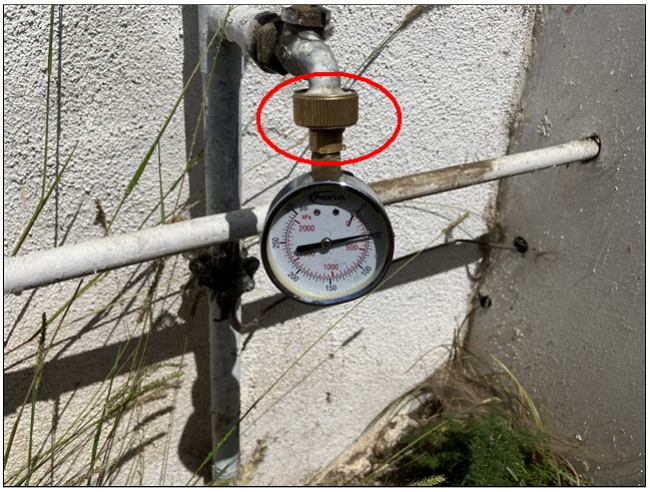


6.4 Item 2(Picture) 1819: water supply pipe was not properly strapped and supported off the ground

6.4 Item 3(Picture) 1819: water supply pipe was not properly strapped and supported

(2) One or more of the exterior spigots were missing an anti-siphon device (vacuum breaker). These prevent water intended for irrigation from siphoning back into the potable water system. It is recommended to have these installed.

6.4 Item 4(Picture)



6.4 Item 5(Picture) 1819: missing vacuum breaker

6.5 PLUMBING FIXTURES (sinks, toilets, tubs, etc.)

Comments: Repair or Replace

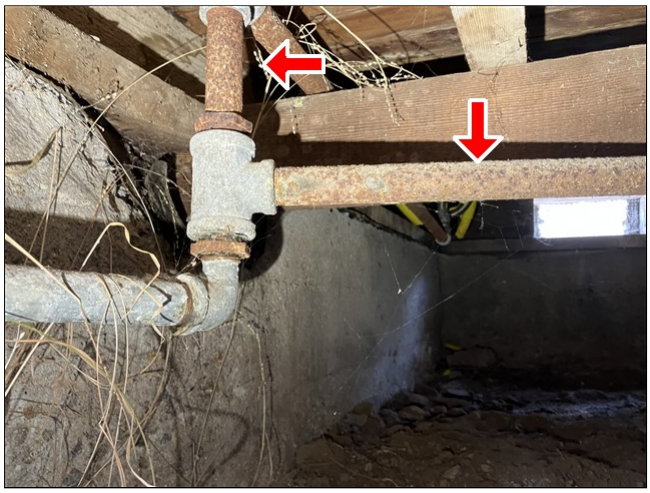
One or more of the plumbing fixtures (toilets, sinks, faucets, tub/shower valves, etc.) were loose, leaked during operation, or had other observable defect. It is recommended to have the fixtures evaluated by a licensed plumber and repaired/replaced as needed.

6.5 Item 1(Picture) 1817 kitchen: loose faucet / spray control button did not operate properly when tested

6.6 VISIBLE FUEL DISTRIBUTION SYSTEMS

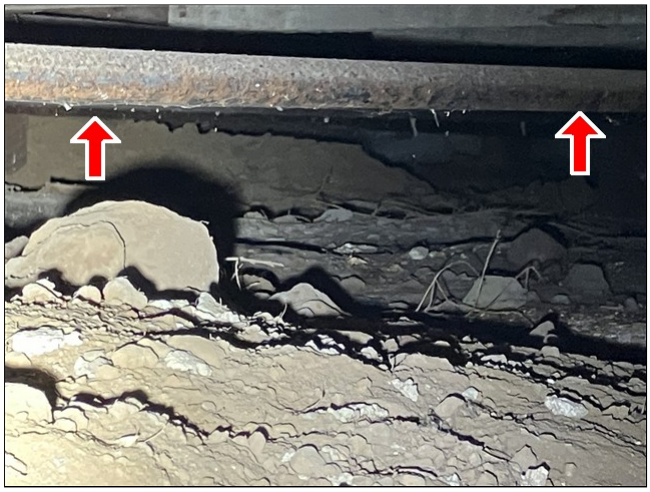
Comments: Further Evaluation

(1) The gas distribution piping appeared aged and may have exceeded or is near to exceeding its expected serviceable life. It is recommended to contact a licensed plumber to determine remaining life expectancy and replacement as needed.



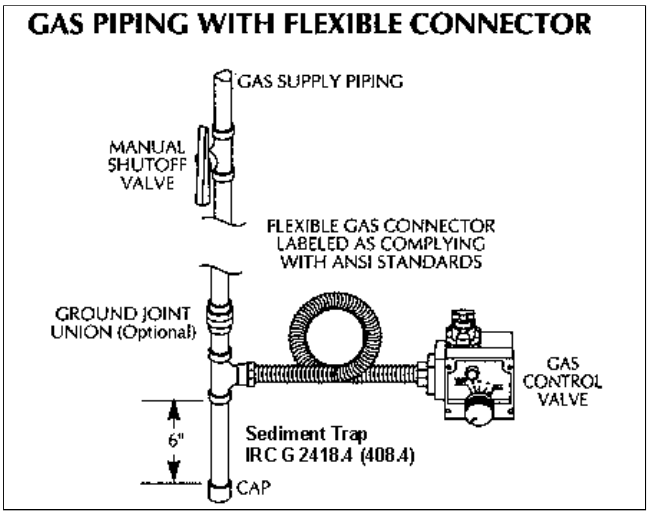
6.6 Item 1(Picture) 1817: aged gas supply pipes observed

6.6 Item 2(Picture) 1817: aged gas supply pipes observed



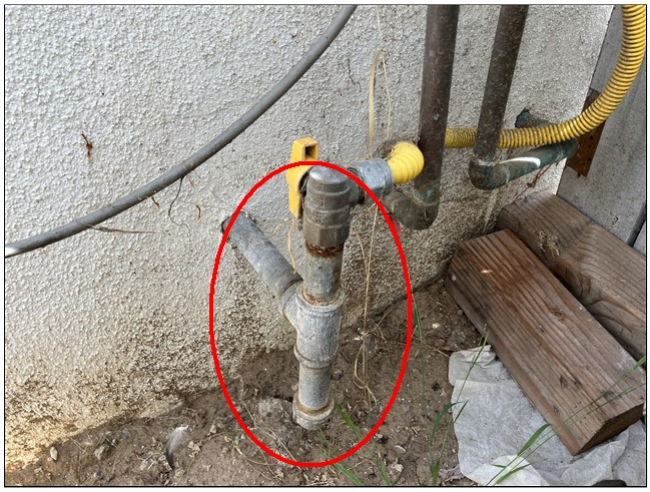
6.6 Item 3(Picture) 1819: aged gas supply pipes observed

(2) There was a missing or improperly installed sediment trap after the gas supply valve to the water heater or furnace. One should be installed when a sediment trap is not incorporated as part of the appliance to prevent sediments in the gas line from entering the unit. It is recommended to have this evaluated by a licensed plumber and corrected as needed.



6.6 Item 4(Picture)

6.6 Item 5(Picture) 1819: missing sediment trap



6.6 Item 6(Picture) 1817: improper sediment trap configuration

6.8 OTHER

Styles & Materials

Water Source:
City

Water Pressure Reading:
under 80 psi

Water Heater Power Source:
Gas

Visible Water Distribution Material (inside building):
Plastic

Visible Plumbing DWV (Drain/Waste/Vent):
Plastic (ABS or PVC)

Water Heater Capacity:
Tankless
40 Gallon

Water Distribution Location:
Subfloor (crawlspace)

Water Heater Location:
Exterior Shed/Closet
Exterior (exposed)

Natural Gas (city connection):
Yes

7. Electrical System

Important Note: Due to electrical shock and fire hazards, all electrical observations in this report should be considered a safety concern and should be promptly evaluated by a licensed electrician.

Items to be inspected: Service equipment. Electrical panels. Circuit wiring. Switches, receptacles, outlets, and lighting fixtures. **The Inspector is not required to:** Operate circuit breakers or circuit interrupters. Remove cover plates. Inspect de-icing systems or components. Inspect private or emergency electrical supply systems or components.

Items

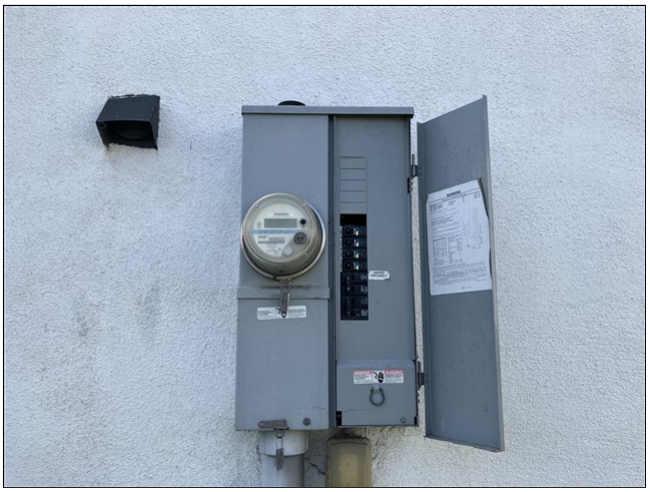
7.1 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

7.2 Item 1(Picture) 1819: electric meter and main disconnect



7.2 Item 2(Picture) 1817: electric meter and main disconnect

7.3 ELECTRIC PANELS, SERVICE AND GROUNDING EQUIPMENT, MAIN BREAKER

Comments: Repair or Replace

(1) There was one or more empty breaker slots in the electric panel that should be filled with an appropriate breaker blank cover.

7.3 Item 1(Picture) 1819: missing breaker blank cover

7.3 Item 2(Picture) 1817: missing breaker blank cover

(2) There was one or more open knockouts in the electrical panel that should have an appropriate knockout plug installed.

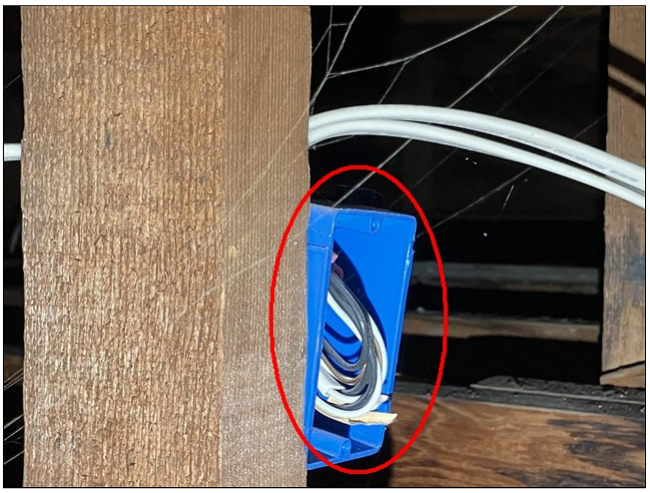
7.3 Item 3(Picture) 1817: missing knockout plug

7.4 CIRCUIT BREAKERS AND BRANCH CIRCUIT WIRING

Comments: Repair or Replace

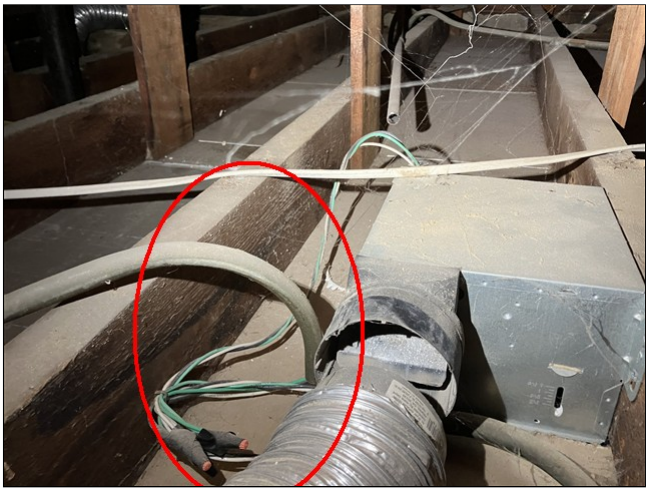
(1) Improper wiring method, damages, or other defects were observed at areas of the branch circuit wiring or breaker system. All electrical system and component defects should be considered safety hazards. It is recommended to have the systems evaluated by a licensed electrician and repaired/replaced as needed.

7.4 Item 1(Picture) 1819 bedroom closet: recommend further evaluation of exposed wire ends / box should be secured with a fastener



7.4 Item 2(Picture) 1819 attic: missing junction box cover

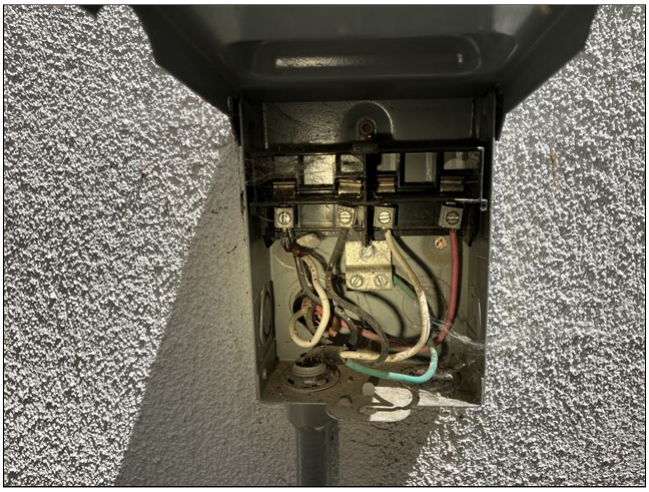
7.4 Item 3(Picture) 1819 attic: missing junction box cover



7.4 Item 4(Picture) 1817 attic: bath exhaust vent wiring was not properly installed

(2) Possible abandoned electrical system or components were observed. All possible abandoned electrical components should be evaluated by a licensed electrician to determine appropriate removal or corrections as needed.

7.4 Item 5(Picture) 1817: recommend further evaluation abandoned materials



7.4 Item 6(Picture) 1817: recommend further evaluation abandoned materials

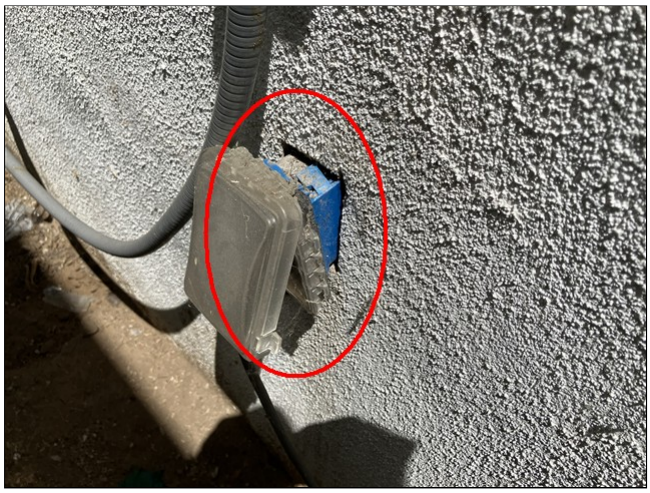
7.5 ELECTRICAL OUTLETS, SWITCHES, and FIXTURES

Comments: Repair or Replace

(1) Defects were observed at one or more of the outlets, switches, or fixtures. All electrical system and component defects should be considered safety hazards. It is recommended to have a licensed electrician evaluate all outlets, switches, and fixtures and repair/replace as needed.

7.5 Item 1(Picture) 1819 kitchen: missing outlet cover

7.5 Item 2(Picture) 1819 bedroom: loose outlet

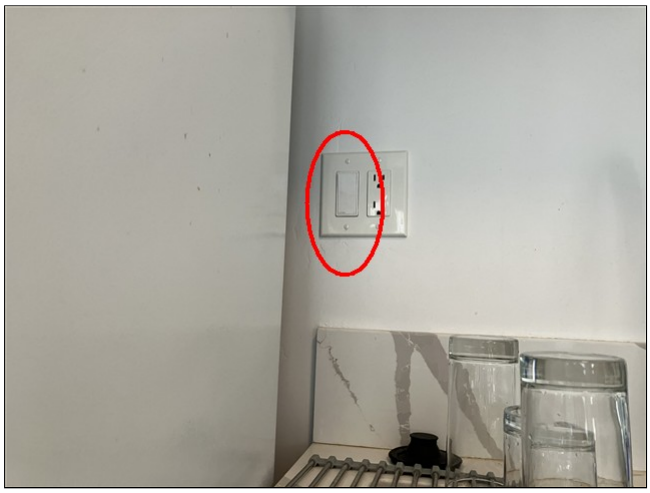


7.5 Item 3(Picture) 1817: loose exterior outlet

7.5 Item 4(Picture) 1817 kitchen: loose switch cover

7.5 Item 5(Picture) 1817 kitchen: missing outlet cover

(2) While the inspector makes every effort to identify switches and their corresponding fixtures or receptacles, one or more were not identifiable. Further evaluation is recommended to identify and evaluate the corresponding fixture or outlet.



7.5 Item 6(Picture) 1819 kitchen: switch and corresponding fixture or outlet were not identified

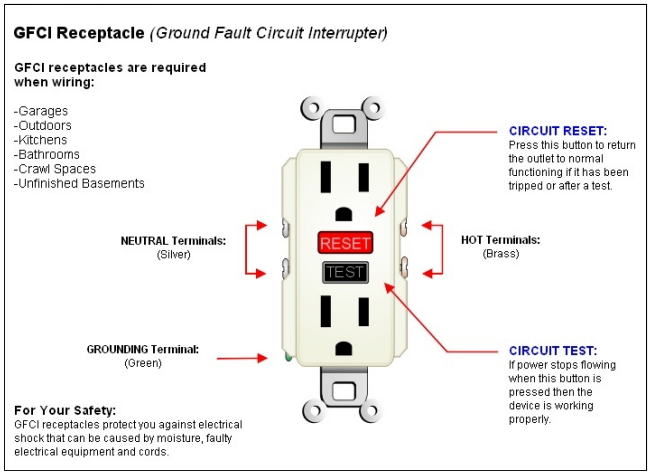
7.5 Item 7(Picture) 1817: switch and corresponding fixture or outlet were not identified

7.6 POLARITY AND GROUNDING OF RECEPTACLES, GFCI (Ground Fault Circuit Interrupters)

Comments: Repair or Replace

Recommended Safety Upgrade:

One or more outlets observed in the kitchen, bathroom, exterior, or garage did not appear to be GFCI protected. While this may have been acceptable at the time of construction, current standards require that all kitchen countertop outlets, bathroom outlets, exterior outlets, and garage outlets must be GFCI. Other auxiliary systems may also require GFCI outlets such as pool pumps, sumps, and jacuzzi jet motors. It is recommended to have a licensed electrician evaluate the appropriate GFCI locations and upgrade as needed.



7.6 Item 1(Picture)

7.6 Item 2(Picture) 1819: recommend evaluation and upgrade of any non-GFCI outlets

7.6 Item 3(Picture) 1819: recommend evaluation and upgrade of any non-GFCI outlets

7.6 Item 4(Picture) 1817: recommend evaluation and upgrade of any non-GFCI outlets

7.7 PRESENCE OF SMOKE AND CABON MONOXIDE DETECTORS

Comments: Repair or Replace

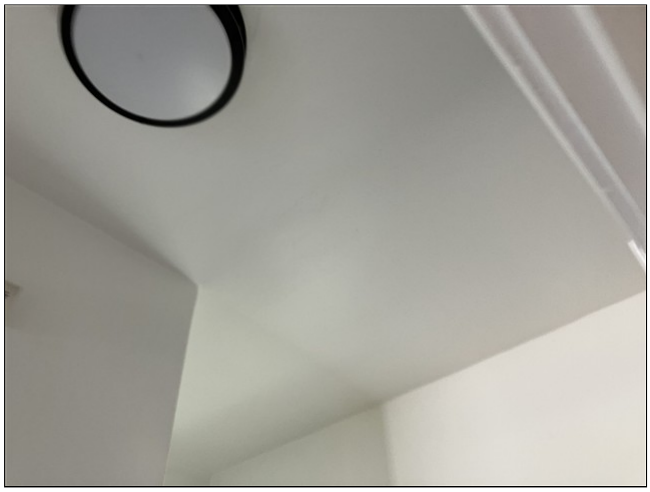
Smoke and Carbon Monoxide Detectors: Scope of the Inspection

The purpose of this inspection is to identify missing smoke and CO monoxide detectors according to modern safety standards.

Disclaimer: This inspection does not test smoke detectors or guarantee functional operation. According to most manufacturers, smoke and CO monoxide detectors should be tested weekly and should be replaced every 10 years. Unless the installation date has been provide (usually written on the detector label), the exact age of the detectors cannot be verified.

Recommendation:

If there is no visible installation date or the age cannot be verified, it is recommended to install a new detector with a visible date to facilitate future replacement. It is recommended to test detectors according to the manufacturers specifications. Consult with the local fire department for tips and other useful information on smoke alarm installation and maintenance.



7.7 Item 1(Picture) 1819: missing hallway smoke detector

7.8 OTHER

Styles & Materials

Service Entrance Conductors:
Underground service

Electrical Panel Size or Capacity:
125 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Visible Wiring Types:
NM Cable (non metallic)

Grounding System:
Visible

8. Heating / Central Air Conditioning

Items to be inspected: Heating equipment. Central cooling equipment. Energy source and connections. Combustion air and exhaust vent systems. Condensate drainage. Conditioned air distribution systems. **The Inspector is not required to:** Inspect heat exchangers or electrical heating elements. Inspect non-central air conditioning units or evaporative coolers. Inspect radiant, solar, hydronic, or geothermal systems or components. Determine volume, uniformity, temperature, airflow, balance or leakage or any air distribution system. Inspect electronic air filtering or humidity control systems or components.

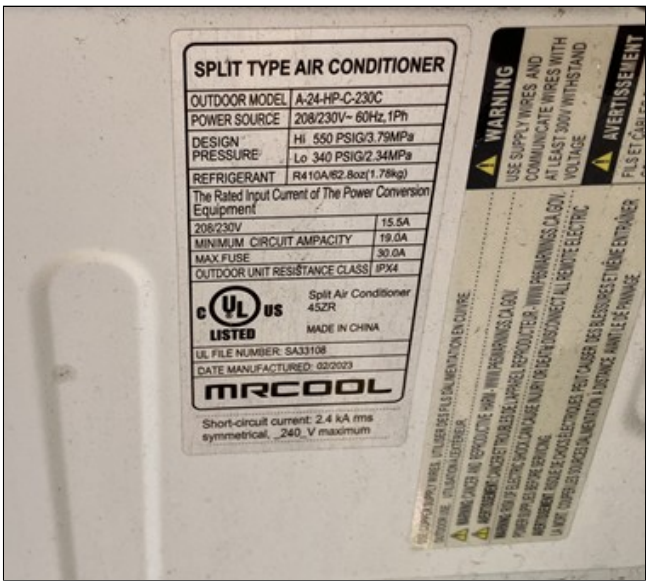
Items

8.0 HEAT PUMPS AND MINI-SPLITS

Comments: Further Evaluation

Because no current visible maintenance or service record was observed, a routine maintenance inspection by a qualified HVAC technician is recommended. An annual maintenance inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.

8.0 Item 1(Picture) 1819: no visible maintenance record observed



8.0 Item 2(Picture) 1819: mini-split condenser

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

The heat pump unit responded to normal controls when the heating or cooling mode was tested.

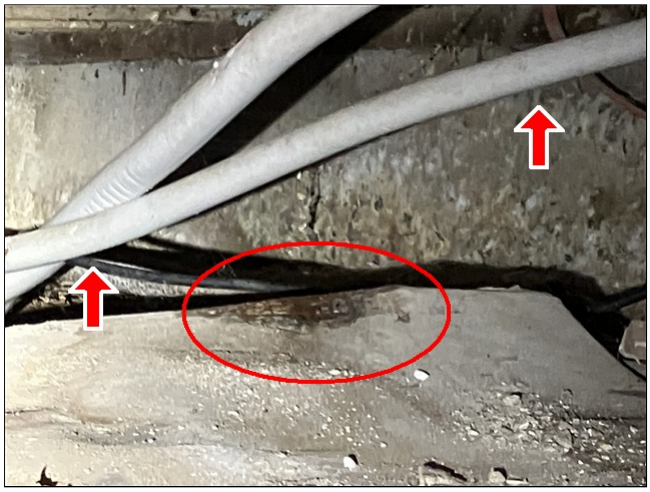
A note on understanding basic heat pump operation. During the heating cycle, a heat pump will remove heat and humidity from the outdoor air and will transfer this heat to the building. During a call for cooling, the flow is reversed, heat and humidity are removed from the building and are transferred to the outdoor air. In most cases, only one mode is tested to determine serviceability.

8.4 COOLING SYSTEM AND COMPONENTS

Comments: Further Evaluation, Repair or Replace

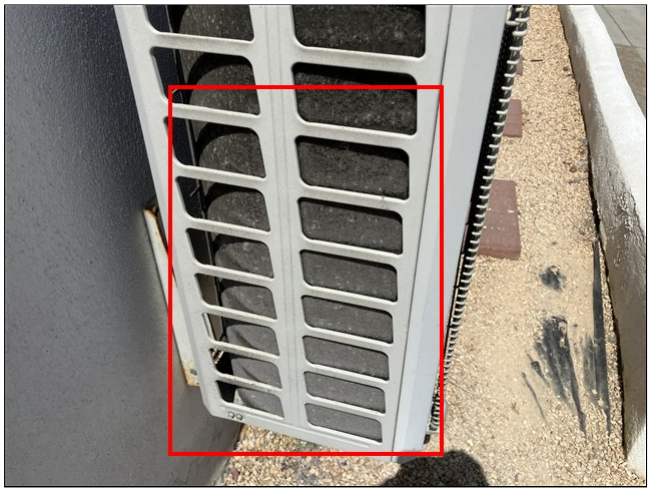
(1) Because no visible maintenance and service record was observed, a routine maintenance inspection by a qualified HVAC technician is recommended. An annual maintenance inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.

(2) Areas of the A/C condenser refrigerant and suction lines had observable defects or deficiencies. It is recommended to have a licensed HVAC technician evaluate and correct as needed.



8.4 Item 1(Picture) 1819: refrigerant/suction lines were not supported off the ground / condensation observed on cardboard debris (possible fungal activity visible)

(3) There was damage, deterioration or other visible defect on the aluminum fins/coils of the A/C condenser unit. Damaged fins reduce the flow of air and the unit's efficiency. It is recommended to have an HVAC technician evaluate and repair/replace as needed.



8.4 Item 2(Picture) 1819: dryer lint debris visible on condenser fins

(4)

8.4 Item 3(Picture) 1817: wall a/c unit

8.5 NORMAL OPERATING CONTROLS

Comments: Inspected

The cooling system responded to normal controls when tested.

8.6 CONDENSATE DRAIN LINES

Comments: Inspected

8.7 DISTRIBUTION SYSTEMS (ducting, air filters, and registers)

Comments: Further Evaluation

The heating and air system filters were not accessible or visible for inspection. Further evaluation is recommended to determine the condition of the filters.

8.9 CHIMNEYS, FLUES, AND VENTS (for solid fuel and gas firelog fireplaces)

Comments: Not Present

Disclaimer: It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional and safe for use. A safety and performance inspection is recommended from a licensed or certified fireplace/chimney specialist.

8.10 GAS FIRELOG AND SOLID FUEL FIREPLACES

Comments: Not Present

Disclaimer: It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional or safe for use. A fireplace/chimney specialist is recommended for evaluation of all systems and components before operation.

8.11 OTHER

Styles & Materials

Heat Type:	**Energy Source:**	**FAU Location(s):**
Cooling Equipment Type:	**Ductwork:**	**Filter Type:**
Fireplaces:	**Types of Fireplaces:**	

9. Insulation and Ventilation

Items to be inspected: Ventilation and Insulation in the attic and under-floor areas. **The Inspector is not required to:** Inspect mechanical attic ventilation systems or components. Determine the composition or energy rating of insulation materials.

Items

9.0 INSULATION

Comments: Recommend Upgrade

Recommended System Upgrade:

There was no attic insulation observed. An insulated attics helps prevent the escape of heat and cool air through the attic. This is a recommended upgrade.

9.0 Item 1(Picture) 1819: insulation upgrades recommended

9.1 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace, Recommend Upgrade

(1) Recommend Safety Inspection and Cleaning:

Lint debris buildup in dryer ducting resulting in fires can easily be avoided by annual or semi-annual inspections and cleaning. Because the interior of dryer ducting is not visible for inspection, it is recommended to have cleaning and safety inspection performed by a qualified ducting cleaning company.

9.1 Item 1(Picture) 1819: lint debris removal for damper to fully close

(2) **Recommend Safety Upgrade:**

Dryer ducting materials and installation requirements have improved over the years to reduce the risk of fire hazards due to the flammable nature of lint. A modern ducting system consists of appropriately sized rigid metal, having smooth interior surfaces, with joints running in the direction of the air flow. Exhaust ducts are not be connected with sheet-metal screws or other fastening means which extends into the duct. Contact a licensed HVAC contractor for recommendations and upgrades as needed.

9.1 Item 2(Picture) 1819: dryer ducting material upgrade recommended

(3) Defects were observed at areas of the bathroom, laundry, or kitchen venting/ducting systems. It is recommended to have this evaluated by a HVAC contractor and repaired/replaced as needed.

9.1 Item 3(Picture) 1817 attic: bath exhaust vent duct disconnected

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Repair or Replace

(1) One or more of the crawlspace, attic, or garage vent screens were missing, deteriorated, or had other observable defect. Vent screens help control pest intrusion. It is recommended to have all damaged or missing vents evaluated and repaired/replaced as needed.

9.2 Item 1(Picture) 1819: vent screens needed at attic vents

9.2 Item 2(Picture) 1819: vent screens needed at attic vents

9.2 Item 3(Picture) 1817: vent screens needed at attic vents

(2) One or more of the subfloor vents are below grade which increases the possibility for water intrusion into the subfloor area. It is recommended to have the vents evaluated by a licensed contractor and corrected as needed.

9.2 Item 4(Picture) 1819: vent appeared below grade level or was susceptible to moisture intrusion

9.3 CRAWLSPACE/ATTIC ACCESSIBILITY

Comments: Repair or Replace

Building material was blocking the attic access which limits accessibility. It is recommended to have these rerouted.

9.3 Item 1(Picture) 1817: wiring should not cross over access to attic

9.6 OTHER

Styles & Materials

Attic Insulation:
None

Ventilation:
Passive

10. Built-In Kitchen Appliances

Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers. **Exclusions:** Auxiliary features of appliances beyond the appliance's basic function. Determine compliance with manufacturers' installation guidelines or specifications.

Items

10.0 DISHWASHER

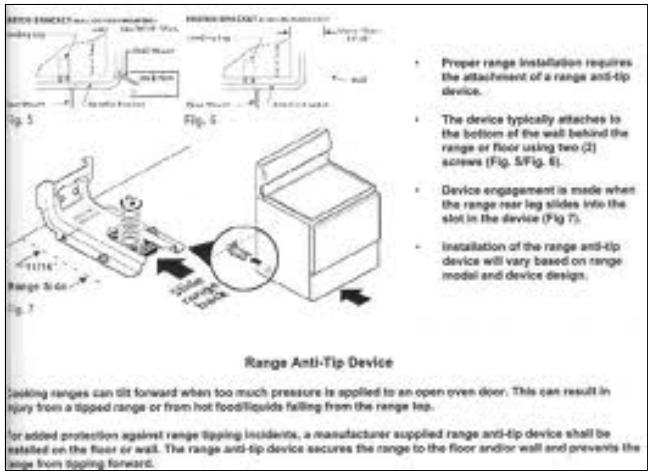
Comments: Not Present

10.1 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

(1) It did not appear that an **anti-tip bracket** was installed on the range oven. These simple yet over-looked safety devices can prevent the appliance from tipping over causing potential serious injury or death. For more information on range oven safety, please see the following link from the United States Consumer Product Safety Commission:

https://www.cpsc.gov/s3fs-public/pdfs/rangestability.pdf



10.1 Item 1(Picture)

10.1 Item 2(Picture) 1819: missing anti-tip bracket

(2) **Safety Upgrade Recommended:**

A non-combustible material is needed behind and on the sides of the range oven or stove-top. This can be stainless steel, tile, stone, or other suitable non-combustible material. It is recommended to have this evaluated and upgraded as needed.

10.1 Item 3(Picture) 1819: non-combustible backsplash needed behind range ovens and stovetops

10.1 Item 4(Picture) 1817: non-combustible backsplash needed behind range ovens and stovetops

10.2 RANGE HOOD

Comments: Not Present

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 BUILT-IN MICROWAVE

Comments: Inspected

10.6 WASHER/DRYER (hook-ups)

Comments: Further Evaluation

The washer and dryer were not tested or inspected as part of the scope of this inspection.The scope of this inspection is to observe all visible utility hookups and connections such as gas, electric, water, ventilation, etc) and report any visible defects or deficiencies that might affect the function of an operational washer and dryer. The washer and dryer if present, were not tested or operated as part of the scope of this inspection.

10.6 Item 1(Picture) 1819: hookups not visible for inspection

10.6 Item 2(Picture) 1817: hookups not visible for inspection

10.7 OTHER

Comments: Further Evaluation

The refrigerator and icemaker hose and supply valve were not inspected or tested as part of the scope of this inspection Further evaluation of these components is recommended to determine functional condition.

10.7 Item 1(Picture) 1819: fridge handle damage visible