



AZTEC PROPERTY INSPECTIONS

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PROPERTY INSPECTION REPORT

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10/01/2026



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SUMMARY

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

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1: GENERAL INFORMATION / OVERVIEW

Information

General: Overview



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

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

General: Notes

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

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

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

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

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

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

General: About Thermal Imaging

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

General: Comment Key and Definitions

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

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

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

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

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

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

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

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

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

-OR-

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

2: INSPECTION / PROPERTY DETAILS

Information

General: In Attendance

Client, Inspector, Agent
Representative

General: Building Type

Single Family

General: Occupancy

Occupied, Furnished

General: Utilities

All Utilities On

General: Temperature

70-80 F

General: Weather Conditions

Dry

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Occupied and/or Furnished

Areas of the property were obscured or access was obstructed by furniture and/or stored items. The inspector does not move furnishings, personal belongings, carpets or appliances. Any areas not readily accessible are excluded from the inspection. Be aware that hidden damage or problems may be present and special attention should be taken when conducting the final walk through.

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

Note: Homes constructed before approximately 1985 may contain lead-based paint and/or asbestos-containing materials. Lead is most often associated with older paint layers and certain plumbing fixtures or pipes; applying new paint over old lead-based paint does not, per EPA guidance, count as sealing off the hazard. Asbestos can turn up in a range of building products, including insulation, exterior siding, and tile flooring or ceiling materials. While federal restrictions on these substances took effect in 1978, existing supplies containing lead and asbestos continued to be installed in homes for years afterward. Both substances pose recognized health risks.

This inspection does not include testing or assessment for lead or asbestos. Where these materials are referenced in this report, it is solely to flag the possibility for the client's awareness and to recommend further evaluation. For accurate testing and guidance, clients should engage qualified professionals — such as certified industrial hygienists, accredited testing labs, or licensed abatement contractors.

Misc. Concerns / Comments: Ocean Proximity Corrosion

Rust and corrosion is possible at several areas. This is consistent with homes close to the ocean. Continuing maintenance will be needed to protect items that may be affected by the ocean air.

Findings

3.1.1 Misc. Concerns / Comments

20+ YEARS NOTE

— Attention Required

NOTE: This home is more than 20 years old. The client should understand that any original components in the home are likely worn. Home inspectors do not predict the remaining service life of any component. Original items that may be nearing the end of their useful life and could require maintenance or replacement in the near future include the roof and/or roof underlayment, window rollers and glides, appliances, garage doors, plumbing components, pool equipment and surfaces, and tile shower enclosures.

It is important to understand that, because this residence is more than 15 years old, it may not conform to many current building standards and practices. A home inspection is non-invasive, primarily visual in nature, and intended to alert consumers to material defects that exist at the time of the inspection—defects that could significantly affect the value of the property or pose a threat to health and safety.

A property inspection is not technically exhaustive and is not intended to reveal every defect or deficiency. Some defects may be latent and/or become apparent at a later date, which is why inspections are often characterized as a snapshot in time. It is essential that consumers understand these limitations and maintain reasonable expectations regarding the scope of the inspection.

Recommendation

Contact a qualified professional.

4: LOTS, GROUNDS & EXTERIOR

		IN	NI	NP	F
4.1	Driveways, Sidewalks, Patios				X
4.2	Drainage or Grading				X
4.3	Fences / Gates				X
4.4	Exterior Walls / Trim				X
4.5	Vegetation				X
4.6	Decks / Balconies / Stairs				X

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

Information

Exterior Walls / Trim:

Construction Material

Wood Frame, Poured concrete

Exterior Walls / Trim: Wall

Covering Material

Stucco

Limitations

Driveways, Sidewalks, Patios

GROUND LIMITATIONS

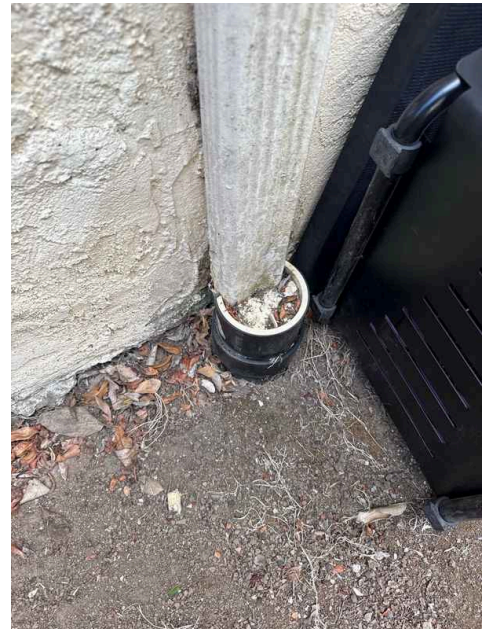
The items listed below fall outside the scope of this inspection under CREIA Standards of Practice. Except where addressed elsewhere in this report, any comments touching on these items or systems are offered purely as a courtesy and should not be taken as a full evaluation:

- Standalone structures or outbuildings not attached to the main dwelling
- Fencing and gates
- Retaining walls
- Buried drainage lines, catch basins, or hidden sump pumps
- Pools and associated safety features, spas, hot tubs, and saunas
- Water-tightness of membranes on decks, balconies, or stairs
- Trees, landscaping, and soil-related conditions including stability, erosion, or erosion control measures
- Ponds, decorative water features, and irrigation or sprinkler systems
- Sport courts, play structures, and recreational or leisure equipment
- Spaces beneath exterior portions of the structure with under 3 feet of clearance
- Invisible/electronic pet fencing
- Seawalls, docks, and boathouses
- Retractable awnings

Drainage or Grading

SURFACE DRAINS

Surface drains were noted and the inside of the drains could not be evaluated. Inquire with the seller as to the termination point(s) of the surface drains.



Fences / Gates

VEGETATION - NOT FULLY VISIBLE

Significant vegetation was noted in one or more areas. The fencing was not fully visible.

Exterior Walls / Trim

EXTERIOR LIMITATIONS

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

Decks / Balconies / Stairs

SUBSTRUCTURE NOT EVALUATED

The sub structure could not be evaluated and further evaluation may be desired.



Decks / Balconies / Stairs

ENCLOSED OR UNACCESSIBLE AREAS BEYOND SCOPE

Underneath the surface(s) (decks, stairs or balconies) and any enclosed framing which is not visible or easily accessible to the inspector is beyond the scope of this inspection. Further evaluation may be desired.

Findings

4.1.1 Driveways, Sidewalks, Patios

DAMAGE / DETERIORATION - REPAIR

SEVERAL AREAS

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

Recommendation

Contact a qualified professional.



Attention Required



4.1.2 Driveways, Sidewalks, Patios

WALK OFF HAZARD(S) NOTED

FRONT EXTERIOR

A walk off or drop off hazard was noted in one or more areas. Recommend installing guardrails for added safety. A qualified professional is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified professional.



Safety Item/Defective



4.2.1 Drainage or Grading

POOR DRAINAGE / LOW AREAS

Low/neutral areas were observed at the grading which will cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. Recommend further evaluation by a qualified grading contractor to determine corrections needed.

Recommendation

Contact a qualified professional.



Attention Required



4.2.2 Drainage or Grading

PLANTER NOT SEPARATED FROM STRUCTURE

Observation

Planters in one or more areas do not appear to have the proper clearance (2") from the house. Correction is recommended.

Recommendation

Recommend monitoring.



4.4.1 Exterior Walls / Trim

DAMAGED STUCCO

SEVERAL AREAS

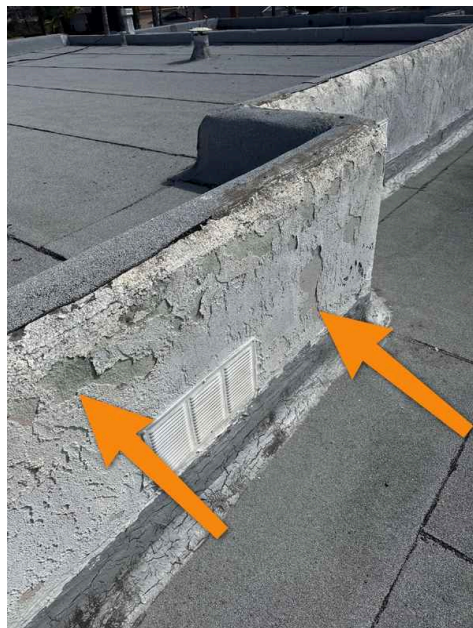


Attention Required

Damage was noted at the stucco at one or more areas. Advise further evaluation and repair by a licensed stucco contractor to help prevent moisture intrusion.

Recommendation

Contact a qualified professional.





4.4.2 Exterior Walls / Trim

TERMITE DROPPINGS

What appeared to be termite droppings were noted in one or more areas. These could be from prior activity. Further evaluation is recommended by a qualified and licensed pest control specialist.

Recommendation

Contact a qualified professional.



Attention Required



4.5.1 Vegetation

OVERGROWTH

The property has overgrown vegetation that needs to be landscaped.

Recommendation

Contact a qualified landscaping contractor



Observation



4.5.2 Vegetation

POSSIBLE RODENT ACTIVITY

WATER HEATER CLOSET

Evidence of possible rodent activity was noted on the exterior of the home in areas. We recommend further evaluation by a licensed pest control technician to determine repairs necessary at this time.

Recommendation

Contact a qualified pest control specialist.



Attention Required



4.6.1 Decks / Balconies / Stairs

MISSING HANDRAILS NOTED

FRONT EXTERIOR SEVERAL AREAS

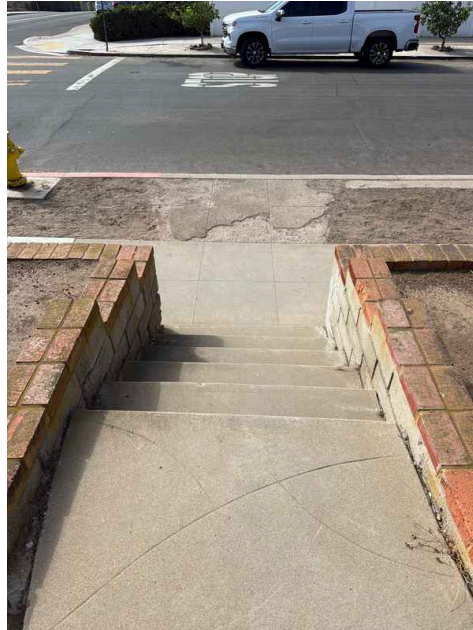
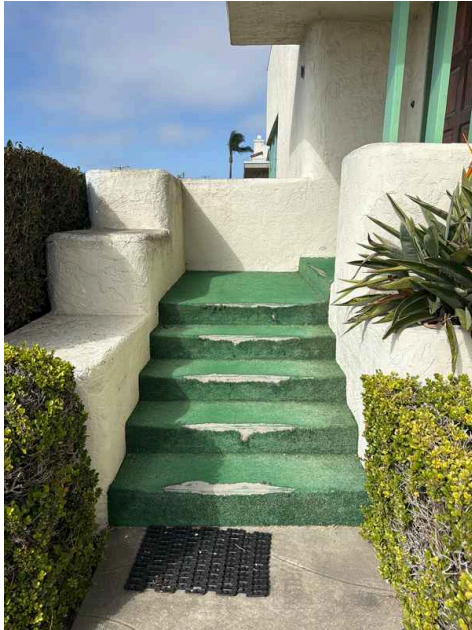


Safety Item/Defective

Handrails and/or guard rails were missing in one more areas. Corrections are recommended for improved safety.

Recommendation

Contact a qualified professional.



5: CRAWLSPACE

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

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

Information

Access: Location

Exterior, Left side

Access: How Viewed

Partially Traversed

Foundation: Foundation Type

Crawlspace

Foundation: Foundation / Stem Wall Material

Concrete

Foundation: Footing Material

Concrete

Substructure / Framing: Sub floor material

Diagonal Wood Sub Floor

Substructure / Framing: Beam & Joist Material

Solid Wood Beam Noted

Substructure / Framing: Pier/Support Material

Post & pier

Insulation / Ventilation: Ventilation Type

Vented

Insulation / Ventilation:
Insulated

No

Access: Crawl Space Limitations

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

Access: Crawl Space Photo's


Limitations

Foundation

FOUNDATION LIMITATIONS

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

Foundation

HILLSIDE NOTICE

The property was built on or near a hillside. The slab was not visible due to flooring installed. No readily visible issues were noted at the time of the inspection but the client(s) may wish to consult with a civil engineer to verify (measure elevations of the slab) that significant movement has not occurred.

Substructure / Framing

BEARING (WOOD TO WOOD CONNECTIONS) NOTICE

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

Insulation / Ventilation

CALCULATING VENTILATION ADEQUACY BEYOND SCOPE

Calculating the ventilation adequacy is beyond the scope of this inspection. Further evaluation may be desired.

Findings

5.1.1 Access

PARTIALLY INSPECTED



Attention Required

One or more areas of the crawl space was only able to be partially inspected due to opening size, height, framing/plumbing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned. The inspector makes every attempt to inspect the entire crawl space.

Recommendation

Contact a qualified professional.

5.2.1 Foundation

RODENT ACTIVITY



Attention Required

Rodent activity was noted in the crawlspace. Recommend further evaluation by a licensed pest company and correct as needed.

Recommendation

Contact a qualified professional.



5.3.1 Substructure / Framing



Attention Required

METAL FRAMING STRAPS / HANGERS MISSING

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

Recommendation

Contact a qualified professional.



5.3.2 Substructure / Framing



Attention Required

MOISTURE STAINS NOTED

Stains were noted in one or more areas. These should be checked by a pest control professional to see if any damage is present which should be repaired. Unable to determine the cause of the staining. Recommend further evaluation and repair as necessary.

Recommendation

Contact a qualified professional.



5.4.1 Insulation / Ventilation



Attention Required

CRAWLSPACE VENT AT GRADE

The foundation vent(s) were noted at or near ground level. This may lead to water entering the crawlspace. Recommend repair as necessary.

Recommendation

Contact a qualified professional.



5.4.2 Insulation / Ventilation

RUSTED VENTS

One or more rusted vents were present. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



Attention Required



6: ROOF

		IN	NI	NP	F
6.1	General	X			
6.2	Coverings				X
6.3	Flashings				X
6.4	Roof Drainage Systems				X

IN = InspectedNI = Not InspectedNP = Not PresentF = Finding

Information

General: Inspection Method
Walked roof

General: Roofing Material
Asphalt, Rolled

General: Flashing Material
Not Visible

General: View of Roof
View of roof.



Limitations

General

ROOF LIMITATIONS

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

General

ROOF INSPECTION LIMITED

Some conditions may have limited the inspector's ability to fully evaluate the roof. An attempt is made to fully traverse the roof surface, however, the roof type and/or configuration may have prevented an in depth inspection.

Coverings

ROOF INSPECTION LIMITATIONS

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Flashings

FLASHING LIMITED VIEW

The inspection of the roof penetrations was limited to what could be seen from the inspector's vantage points. We cannot guarantee that all the roof penetrations are in good condition. We highly recommend contacting a licensed roof contractor for further evaluation.

Roof Drainage Systems

GUTTER / DOWNSPOUT ADEQUACY BEYOND SCOPE

Gutter and/or downspout adequacy or calculating adequacy is beyond the scope of this inspection. Further evaluation may be desired.

Findings

6.2.1 Coverings

PATCH AND REPAIR NOTED

Patch and repair was noted. Advise further evaluated by a licensed roofing contractor to determine if any corrections are needed at this time.

Recommendation

Contact a qualified professional.



6.2.2 Coverings

NO PARAPET WALL CAPS



Attention Required

The parapet walls do not have hard cap or parapet caps. This is a relatively newer installation technique and may be required when the roof gets replaced. Further evaluation and or upgrades may be desired.

Recommendation

Contact a qualified roofing professional.



6.3.1 Flashings

ROOF TO WALL FLASHING



Attention Required

Unable to verify the presence of adequate roof to sidewall flashing where the exterior walls meet the roofing material. If not present, these areas may be prone to moisture intrusion and other related issues. Recommend further evaluation by a licensed roofing contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.





6.4.1 Roof Drainage Systems



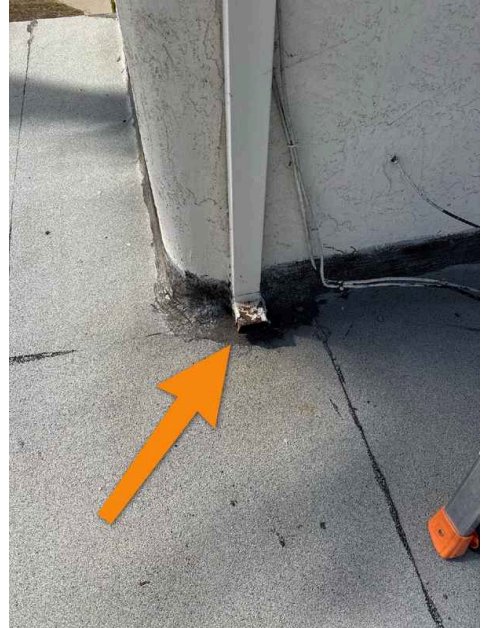
Attention Required

GUTTER(S) ROUTE WATER ON LOWER ROOF

The gutters rout the water on lower roof in one or more areas. This can lead to damage and water intrusion. Correction is recommended.

Recommendation

Contact a qualified professional.



6.4.2 Roof Drainage Systems



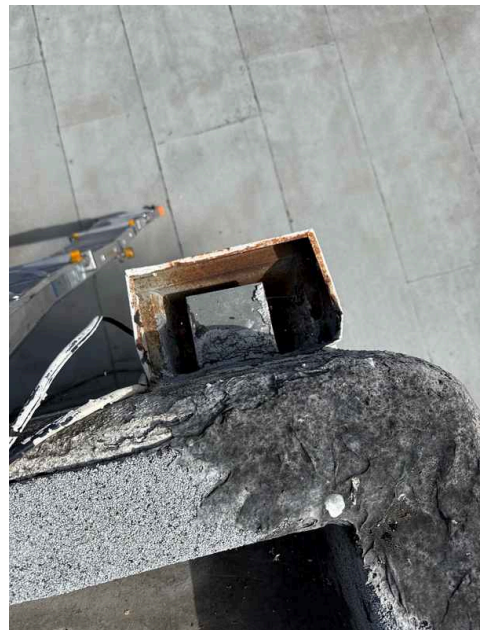
Attention Required

NO SECONDARY DRAIN(S) VISIBLE

Secondary drain were not visible in all areas. Further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.



7: ATTIC, INSULATION & VENTILATION

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Finding

Information

Access: Access Location(s)

Bedroom closet, 2nd Floor

Access: How Viewed

Viewed From Hatch

Access: Attic Views



Structure, Framing & Sheathing: Types

Rafters

Insulation, Ventilation, and Exhaust: Insulation Type

Blown-in



Insulation, Ventilation, and Exhaust: Approx. Insulation Depth

Not Determined

Insulation, Ventilation, and Exhaust: Ventilation Type

Unknown

Limitations

Access

ATTIC LIMITATIONS

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

Insulation, Ventilation, and Exhaust

INSULATION/VENTILATION LIMITATIONS

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

Insulation, Ventilation, and Exhaust

CALCULATING VENTILATION ADEQUACY BEYOND SCOPE

Calculating the ventilation adequacy is beyond the scope of this inspection. Further evaluation may be desired.

Findings

7.1.1 Access

ABANDONED TRANSITE VENT



Attention Required

There is an abandoned transite flue pipe of a known asbestos-containing-material, or ACM, in the attic that should be removed by a specialist.

Recommendation

Contact a qualified professional.



7.3.1 Insulation, Ventilation, and Exhaust

UNABLE TO VIEW VENTILATION



Attention Required

Unable to view how the attic framing is ventilated. Further evaluation may be desired.

8: PLUMBING

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

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

Information

Service: Water meter location

Alleyway

Service: Water Service Type

Public

Service: Water Service Material

Copper, Not Fully Visible



Service: Water Shut-Off Location
Exterior, Rear



Service: Pressure Regulator
Present
No, Not visible

Service: Sewer Type
Public

Supply Lines / Hose Bibs:
Materials
Copper

Drain, Waste, & Vent Systems:
Waste and Vent Materials
ABS, Cast Iron

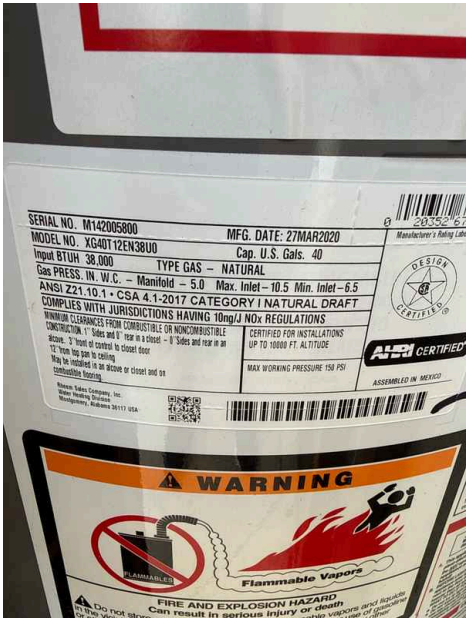
Drain, Waste, & Vent Systems:
Clean-out Location(s)
Exterior

Water Heater(s): Equipment
Photo



Water Heater(s): Estimated Mfg. Year
2020

Water Heater(s): Energy Source / Type
Tank, Natural gas

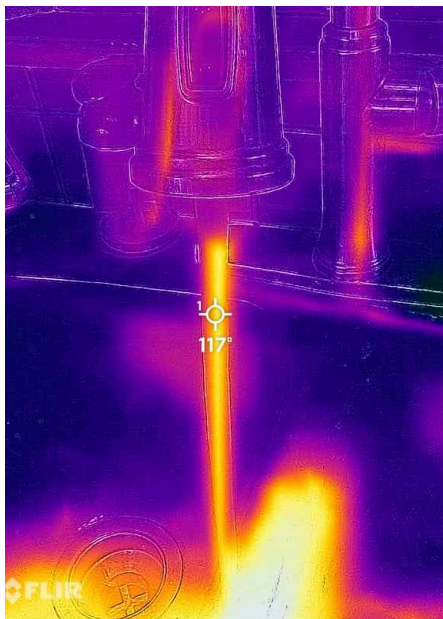


Water Heater(s): Capacity
40 Gallon

Water Heater(s): Location
Closet, Exterior

Water Heater(s): Thermal Image - Water Heater Operational

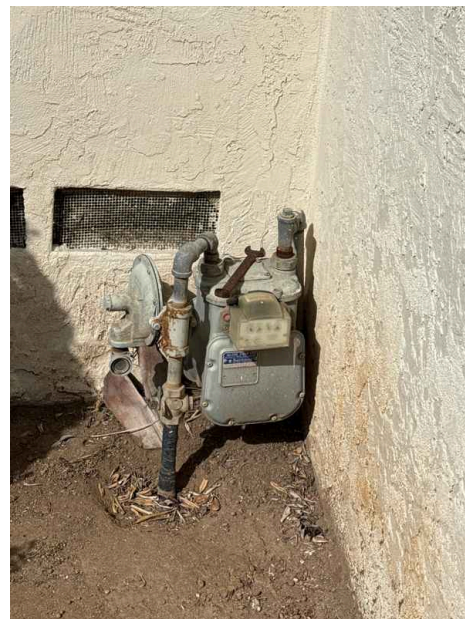
Thermal image of the water heater producing hot water.



Laundry: Information
240 Volt Electric

Exhaust Fans / Ventilation: Type
Window, Exhaust fan

Fuel Systems: Equipment Photo



Fuel Systems: Fuel Service Type
Natural Gas

**Fuel Systems: Main Gas Shut-off
Location**
Gas Meter, Exterior Right side

Excluded Items: Irrigation / Sprinklers - Not Inspected

Note: This home appears to have a yard irrigation/sprinkler system in place, which is not part of this inspection's scope. Any comments touching on this system are included as a courtesy only and should not be treated as a comprehensive assessment. When running the system, it's worth confirming that spray isn't hitting the building exterior or collecting near the foundation — sprinkler heads may need adjustment, replacement, or in some cases disabling. It's also recommended that a licensed plumber confirm a proper backflow prevention device is in place, consistent with standard practice, to prevent the potable water supply from becoming cross-contaminated. Beyond these observations, a qualified irrigation specialist should be brought in to check the system for additional issues — such as leaks or malfunctioning heads — and make repairs as needed. Contact a qualified professional for further evaluation.

Service: Water Pressure

50-60 PSI

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



Fuel Systems: Fuel Supply Piping Type

Steel

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

Irrigation: Irrigation System - Not Inspected

Note: This home appears to have a yard irrigation/sprinkler system in place, which is not part of this inspection's scope. Any comments touching on this system are included as a courtesy only and should not be treated as a comprehensive assessment. When running the system, it's worth confirming that spray isn't hitting the building exterior or collecting near the foundation — sprinkler heads may need adjustment, replacement, or in some cases disabling. It's also recommended that a licensed plumber confirm a proper backflow prevention device is in place, consistent with standard practice, to prevent the potable water supply from becoming cross-contaminated. Beyond these observations, a qualified irrigation specialist should be brought in to check the system for additional issues — such as leaks or malfunctioning heads — and make repairs as needed. Contact a qualified professional for further evaluation.

Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

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

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

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

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

Excluded Items

FIXTURE FLOW / CAPACITY NOT INSPECTED

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



Drain, Waste, & Vent Systems

PUBLIC/PRIVATE SEWER

Determining if a home is on Public or a Private sewer system is outside the scope of this inspection. Recommend asking the sellers checking city/county records or have this further evaluated by a licensed plumber.

Water Heater(s)

WATER HEATER LIMITATIONS

It's recommended that SDG&E be contacted to perform their complimentary safety check on all gas-fired appliances before the contingency period closes. This inspection does not evaluate or determine the adequacy or completeness of the following: water recirculation pumps, solar water heating systems, Energy Smart or energy-saving control features, and catch pan drain lines. Any references to these items in this report are offered only as a courtesy.

Additionally, no estimate is provided regarding the remaining service life of water heaters, and this inspection does not assess whether a water heater is properly sized for the home. Evaluations requiring a pilot light to be lit or a shut-off valve to be operated are not performed.

Water Heater(s)

RECIRCULATING PUMPS / EXPANSION TANKS NOT INSPECTED

Hot water recirculating pumps and or expansion tanks are outside the scope of a home inspection. Recommend asking seller about this and/ or have further evaluated by a licensed plumber to determine if any corrections are needed at this time.

Bathtubs / Showers

BATHTUB/SOWER LIMITATIONS

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

Laundry

LAUNDRY LIMITATIONS

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

Fuel Systems

GAS SUPPLY AND DISTRIBUTION LIMITATIONS

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

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

Findings

8.2.1 Service

PRESSURE REGULATOR NOT FOUND

Attention Required

A pressure regulator was not found. If no pressure regulator is installed, a pressure surge in the water supply could adversely affect your plumbing system, and even lead to a leak. We recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.

8.2.2 Service

VEGETATION AROUND SHUT OFF

Attention Required

Vegetation was present around the main water shut off. We recommend clearing vegetation for proper access.



8.3.1 Supply Lines / Hose Bibs

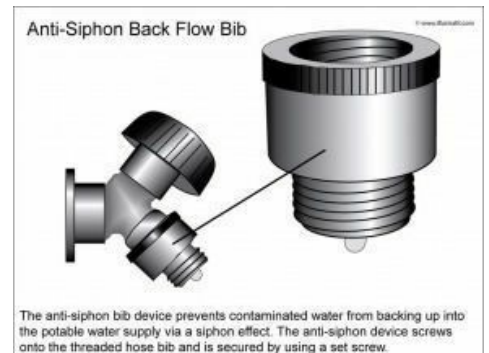
HOSE BIB MISSING BACKFLOW PREVENTER

Observation

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

Recommendation

Contact a handyman or DIY project



8.4.1 Drain, Waste, & Vent Systems

CAST IRON CORRODED

CRAWLSPACE SEVERAL AREAS

Cast Iron pipes are showing rust and corrosion due to age. They appear to be at the end of their useful life. Recommend further evaluation by a licensed plumbing contractor before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.



Attention Required



8.4.2 Drain, Waste, & Vent Systems

(REFER TO SEWER SCOPING VIDEO)

(Please refer to Sewer scoping video in the Sewer scope section of the report for more information about drain waste lines).



8.5.1 Water Heater(s)

SEDIMENT TRAP MISSING

The gas line for the water heater is missing a sediment trap. Recommend further evaluation and repair by a licensed plumber.

Recommendation

Contact a qualified professional.



8.6.1 Sinks / Fixtures

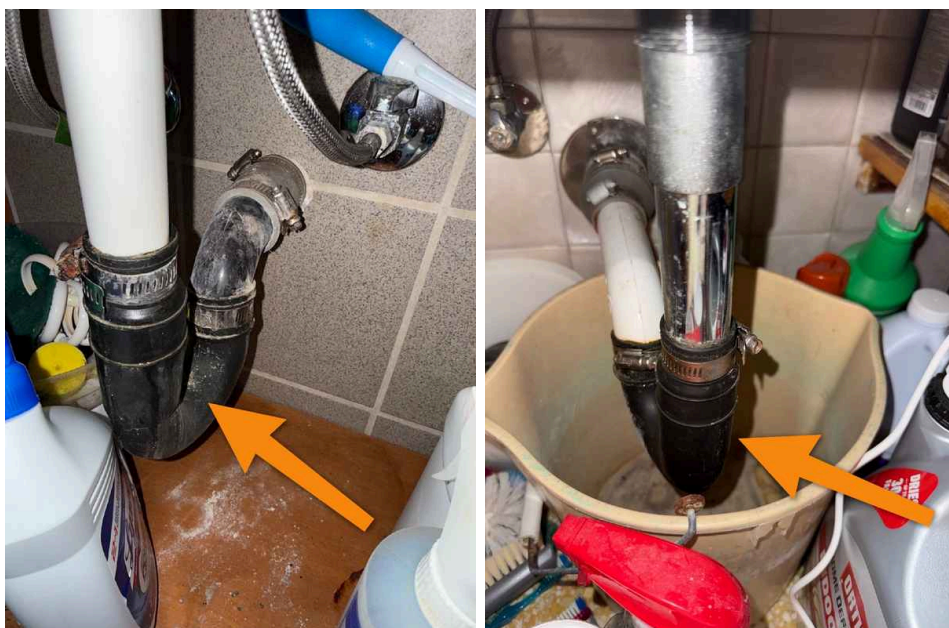
SUBSTANDARD DRAIN REPAIR

1ST FLOOR HALL BATHROOM, 2ND FLOOR HALL BATHROOM

Substandard repairs were noted at the sink drains in one or more locations (tape, sealant, or other non-standard components). A qualified plumber is recommended to make repairs according to standard building practices.

Recommendation

Contact a qualified plumbing contractor.



8.6.2 Sinks / Fixtures

FAUCET LEAK

2ND FLOOR HALL BATHROOM

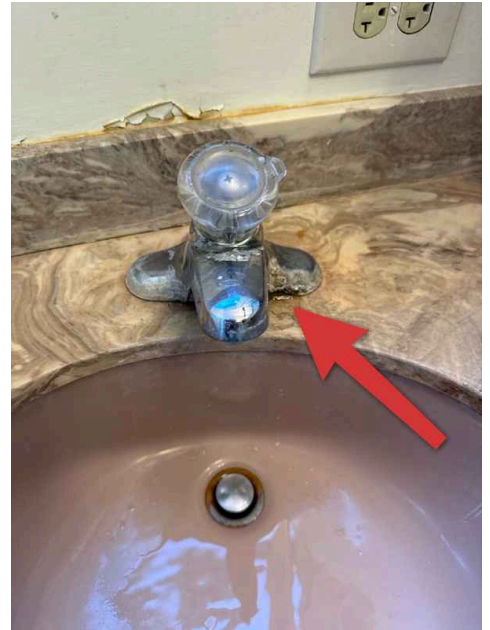
Faucet noted leaking. Recommend further evaluation by a licensed plumber and repair as needed.

Recommendation

Contact a qualified professional.



Safety Item/Defective



8.6.3 Sinks / Fixtures

OLD ANGLE STOP(S)

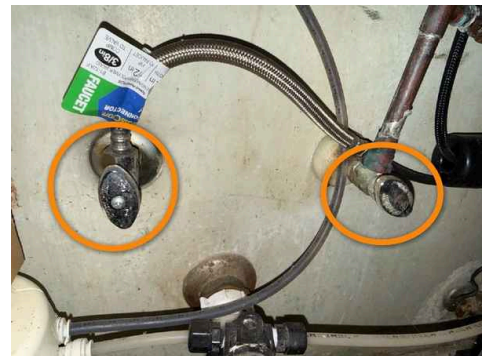
Old or original angle stops are installed at some or all sinks and toilets. We recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid leaks.

Recommendation

Contact a qualified plumbing contractor.



Attention Required



8.6.4 Sinks / Fixtures

FIXTURE NOT PROPERLY OPERATIONAL

2ND FLOOR PRIMARY BEDROOM

One or more fixtures were not properly operational. Further evaluation is needed.

Recommendation

Contact a qualified plumbing contractor.



Attention Required



8.7.1 Bathtubs / Showers



Attention Required

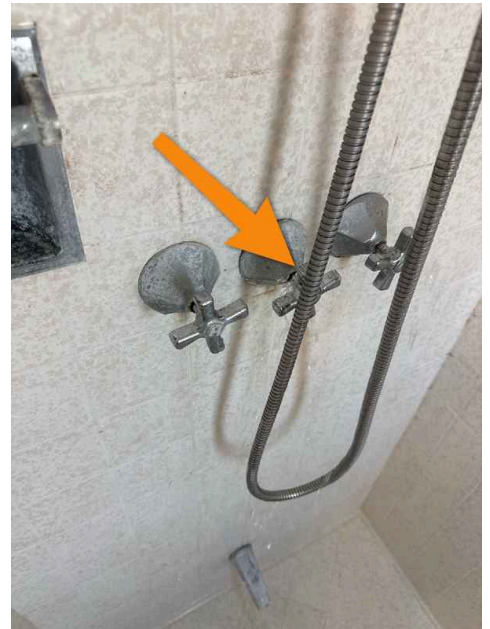
LEAKS AT HANDLE

2ND FLOOR HALL BATHROOM

One or more tub and/or shower handles were leaking. Recommend repairs be made by a qualified licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



8.7.2 Bathtubs / Showers



Attention Required

GAP - TOO FAR FROM WALL

1ST FLOOR HALL BATHROOM

A gap was noted between tub/shower parts and the wall. Gaps are too large to seal with caulking. Recommend having plumber re plumb parts close to wall and seal. Determining if water damage exists behind any wall, floor or ceiling surface is beyond the scope of a home inspection.

Recommendation

Contact a qualified professional.



8.8.1 Toilets



Attention Required

TOILET LOOSE

2ND FLOOR HALL BATHROOM

Toilet was noted as being loose where it attached to the floor. Leaks can occur. As the inspector cannot determine the condition of the wax ring underneath which seals the toilet, it is recommended that a qualified contractor remove the toilet(s) for further evaluation and repair if deemed necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



8.8.2 Toilets

HANDLE CAN GET STUCK DOWN

1ST FLOOR HALL BATHROOM, 2ND FLOOR HALL BATHROOM

One or more handles can get stuck down and let the water to continually run. Correction is recommended.

Recommendation

Contact a qualified plumbing contractor.



Attention Required



8.9.1 Laundry

DISCONNECTED DRYER VENT

Dryer vent appears to be disconnected during the time of inspection. Advise correcting and repair.



Attention Required

Recommendation

Contact a qualified professional.



8.10.1 Exhaust Fans / Ventilation

MISSING BATHROOM POWERED VENTILATION

2ND FLOOR HALL BATHROOM

A powered vent fan has not been installed at one or more bathrooms. We recommend adding a powered fan for improved ventilation.

Recommendation

Contact a qualified professional.

**Attention Required**

8.11.1 Fuel Systems

SHUT OFF TOOL

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off. Such tools are relatively inexpensive. We recommend that you buy one and leave it in-place on the valve.

Recommendation

Contact a qualified professional.

**Observation**

9: ELECTRICAL

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Finding

Information

Service: Information

Overhead



Electrical Panel(s): Main Panel

Location

Exterior, Rear

Electrical Panel(s): Panel Capacity

125 AMP



Breakers & Panel Wiring: Over Protection Devices

Breakers

GFCI / AFCI Protection: GFCI Reset

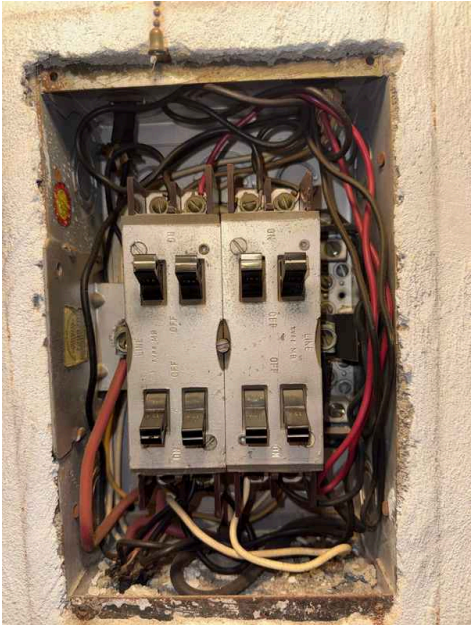
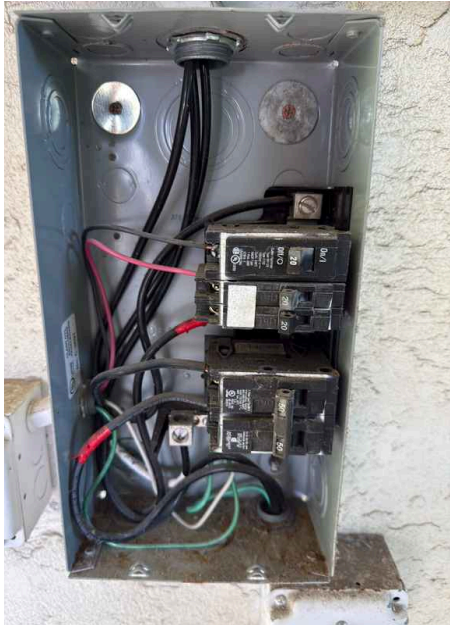
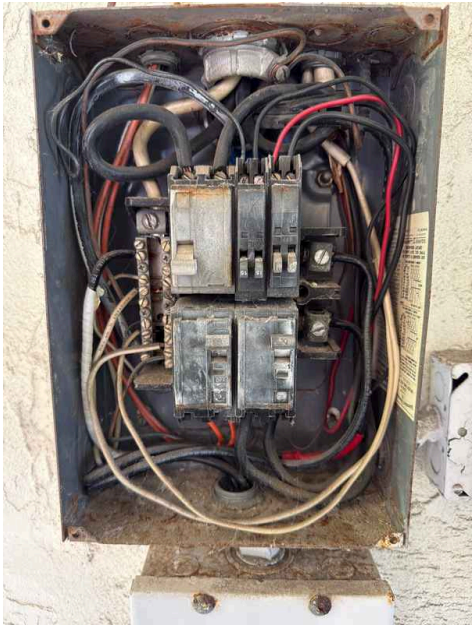
Location(s)

Hall Bathroom

Electrical Wiring : Wiring Type

Copper, Cloth covered, Not Fully Visible

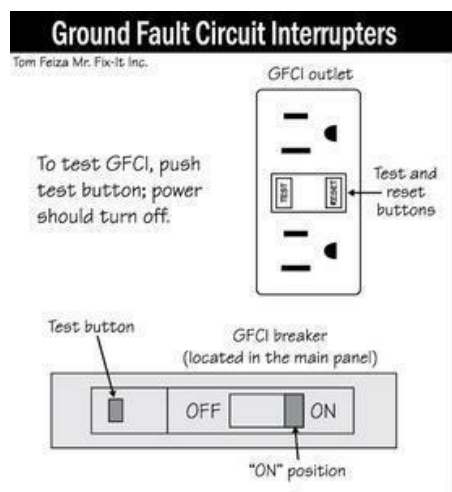
Electrical Panel(s): Panel Equipment Photographs



GFCI / AFCI Protection: GFCI protection present

Yes

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

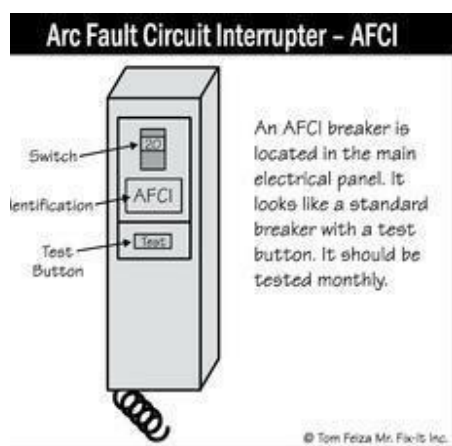


078

GFCI / AFCI Protection: AFCI protection present

No

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



020

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

No

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

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

No

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

Limitations

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

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

Excluded Items

ELECTRIC BATHROOM HEATERS

Electric heat wall units in close proximity of water is not a good idea. Caution is recommended when using these units.



Breakers & Panel Wiring

LABELING ACCURACY NOT VERIFIED

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

Electrical Wiring

WIRING LIMITATIONS

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

Smoke Detectors / CO Alarms / Door Bell

DETERMINING IF DETECTORS HARDWIRED

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

Findings

9.1.1 Excluded Items

**CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS**

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

Recommendation

Contact a qualified professional.

9.3.1 Electrical Panel(s)

FPE (STAB- LOK) PANEL**Safety Item/Defective**

A Federal Pacific Electric (FPE) Stab-Lok Panel was installed. This panel contains FPE Stab-Lok circuit breakers, which have a documented history of defects. Independent testing has shown that some breakers may fail to trip under overload or short-circuit conditions, and the breaker-to-bus connections may loosen over time, increasing the risk of overheating or fire. While the panel may appear to function, these issues are latent and not visible during a standard inspection. No official recall exists, but most electricians and safety experts recommend full panel replacement. We recommend evaluation by a qualified, licensed electrician and replacement as advised.

Recommendation

Contact a qualified professional.



9.4.1 Breakers & Panel Wiring

BREAKERS NOT LABELED PROPERLY**Attention Required**

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

Recommendation

Contact a qualified professional.



9.4.2 Breakers & Panel Wiring

BREAKERS TRIPPED / OFF

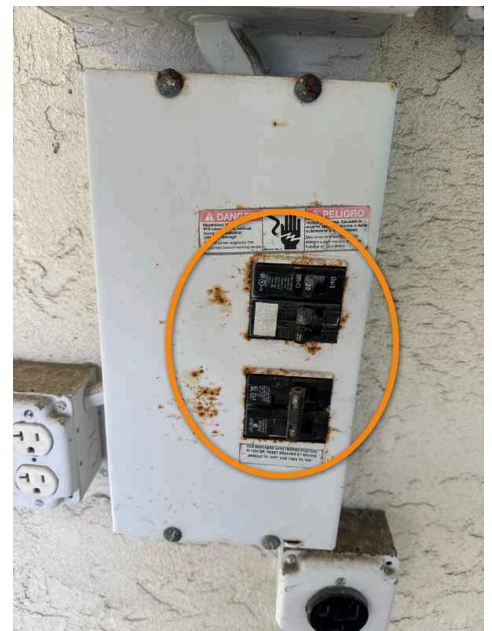
Circuit breakers were found to be tripped or in the off position at one or more areas. If available, consult with the property owner as to why the breakers were tripped/off. Inspectors are not required to operate breakers for safety reasons. A qualified electrician is recommended to evaluate the breakers and repair as needed.

Recommendation

Contact a qualified professional.



Attention Required



9.4.3 Breakers & Panel Wiring

WHITE WIRE(S) USED AS HOT CONDUCTOR(S)

INTERIOR

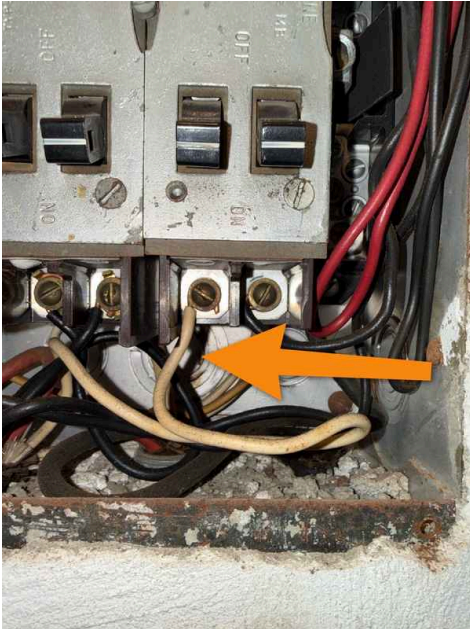
One or more white wire(s) were used as hot conductors. This is unusual and it is unknown if these circuits have proper neutral wire protection. Further evaluation is recommended.

Recommendation

Contact a qualified electrical contractor.



Attention Required



9.5.1 GFCI / AFCI Protection

GFCI DID NOT TRIP WHEN TESTED

1ST FLOOR HALL BATHROOM

One or more GFCI did not trip when tested. Recommend further evaluation by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Safety Item/Defective



9.5.2 GFCI / AFCI Protection

MISSING GFCI PROTECTION

KITCHEN, 2ND FLOOR HALL BATHROOM SEVERAL AREAS



Safety Item/Defective

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages (since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



9.5.3 GFCI / AFCI Protection

RECOMMEND GFCI UPGRADE

Attention Required

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

Recommendation

Contact a qualified professional.

9.6.1 Electrical Wiring

CLOTH COVERED

Attention Required

Cloth covered wiring was found at one or more locations. This wiring jacket on this type of wiring becomes brittle with time and when disturbed, can literally break apart by bending or pulling. The rubber sheathing can become brittle, crack, or fall off, which can cause arcing. Recommend a qualified electrician evaluate all cloth covered wiring and repair as needed.

Recommendation

Contact a qualified electrical contractor.



9.6.2 Electrical Wiring

EXPOSED WIRING NOT IN CONDUIT

Safety Item/Defective

REAR EXTERIOR

Exposed wiring was noted at one or more wall or ceiling surfaces that could easily be damaged. This is a safety concern if used below 7 feet. Exposed wire is normally installed in conduit for protection. A qualified electrician is recommended to install conduit as needed.

Recommendation

Contact a qualified electrical contractor.



9.6.3 Electrical Wiring

OPEN SPLICE

WATER HEATER CLOSET

Open wire splices were observed at one or more location. All Romex connections must be enclosed in a covered junction box that is secured to a framing member of the house. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs possible at this time.

Recommendation

Contact a qualified professional.



Safety Item/Defective



9.7.1 Outlets / Switches / Lighting / Fans

OPEN GROUNDED OUTLET(S)

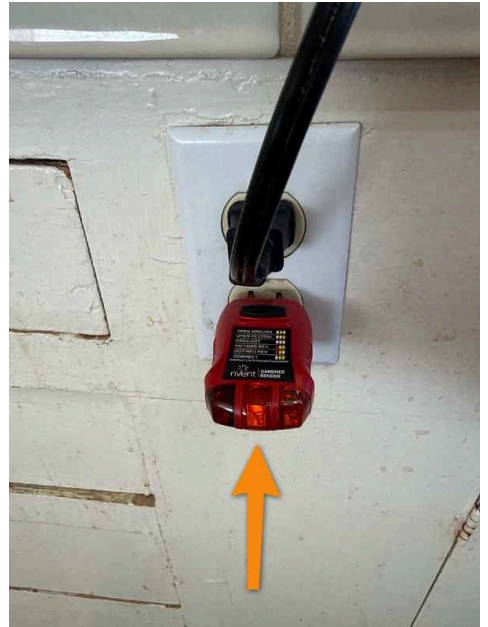
Non grounded three prong outlets were present in one or more areas. Recommend repair by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Attention Required



9.7.2 Outlets / Switches / Lighting / Fans

MISSING WEATHER COVER

EXTERIOR SEVERAL AREAS

Missing weather cover noted at one or more exterior outlets and/or switches. Recommend correcting and advise repair by qualified professional.

Recommendation

Contact a qualified professional.



Attention Required



9.8.1 Smoke Detectors / CO Alarms / Door Bell

SMOKE DETECTOR(S) MISSING

HALLWAYS, BEDROOMS

Smoke alarms were missing and/or not installed in one or more recommended locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in each hallway leading to bedrooms, in each bedroom, and on each floor). We recommend installing photoelectric-type smoke detectors / alarms.

Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, [calfire.ca.gov](https://www.calfire.ca.gov) recommends installing smoke detectors in each bedroom for increased safety. Click [here](#) for more information.

Recommendation

Contact a handyman or DIY project



Safety Item/Defective

9.8.2 Smoke Detectors / CO Alarms / Door Bell

CARBON MONOXIDE ALARM(S) MISSING

1ST FLOOR HALLWAY, 2ND FLOOR HALLWAY



Permanently-installed carbon monoxide alarms were missing in one or more areas. This is a potential safety hazard. We recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each level of the structure and in accordance with the manufacturer's recommendations.

Recommendation

Contact a handyman or DIY project

10: HVAC

		IN	NI	NP	F
10.1	General				X
10.2	Heating (Forced Air)				X
10.3	Ducts and Registers				X
10.4	Filter(s) & Thermostat(s)				X

IN = InspectedNI = Not InspectedNP = Not PresentF = Finding

Information

General: No Air Conditioning Provided

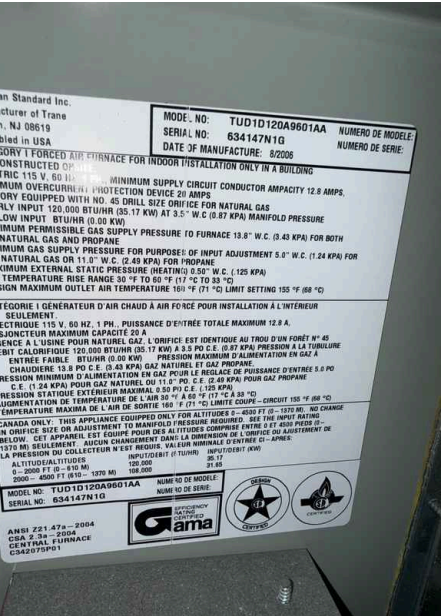
Heating (Forced Air): Equipment Photos

Heating (Forced Air): Location Basement

Note: Some areas of the structure are not provided with air conditioning.



Heating (Forced Air): Estimated Year Mfg. 2006



Heating (Forced Air): Energy source Natural gas

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

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

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

Limitations

General

HVAC LIMITATIONS

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

Heating (Forced Air)

GAS APPLIANCES - SAFETY INSPECTION RECOMMENDED

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

Ducts and Registers

HVAC DUCTING LIMITATIONS

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

Findings

10.1.1 General



Attention Required

SERVICE HEATING SYSTEM

The forced air system hasn't been serviced in over a year or has an unknown service date. We recommend asking the owner for the last service date. If it's over a year or unknown, advise getting an HVAC contractor to inspect, clean, and make necessary repairs. Future annual servicing is recommended for safety, and inform the contractor about any noted repairs.

Recommendation

Contact a qualified HVAC professional.

10.1.2 General



Attention Required

UNABLE TO TEST - THERMOSTAT

The heating is unable to be tested at this time due to thermostat not being operational. Further evaluation may be desired.

Recommendation

Contact a qualified professional.

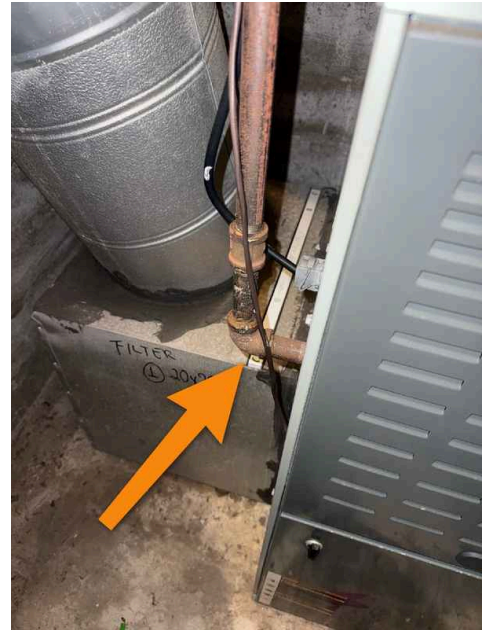
10.2.1 Heating (Forced Air)

DRIP LEG (SEDIMENT TRAP) MISSING

The furnace is not equipped with a sediment trap (drip leg). We recommend further evaluation by a licensed HVAC contractor and correction as needed.

Recommendation

Contact a qualified HVAC professional.

**Attention Required**

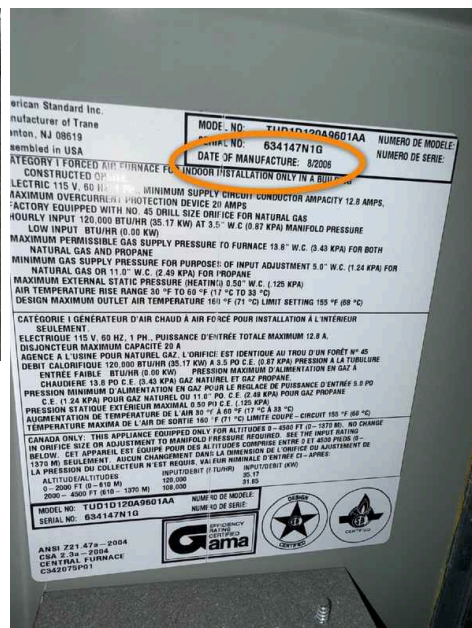
10.2.2 Heating (Forced Air)

NEAR OR AT LIFESPAN (FORCED AIR)

The estimated useful life for most forced air furnace(s) is typically 15-20 years, but they often exceed this in Southern California's mild climate. This furnace seems to be nearing or past its lifespan, making replacement or major repairs imminent. Consider budgeting for replacement and schedule an evaluation within the contingency period. A home warranty is also advisable.

Recommendation

Recommend monitoring.

**Attention Required**

10.3.1 Ducts and Registers

WHITE MATERIAL - POSSIBLE ASBESTOS**Attention Required**

A white material was noted in one or more areas which could contain asbestos. Removal is recommended for added safety.

Recommendation

Contact a qualified environmental contractor



10.3.2 Ducts and Registers

OLD METAL



Older metal ductwork was noted in the attic. This type of ducting is generally viewed as not as energy efficient as modern plastic flexi insulated ducts. Condensation can often occur on these ducts, occasionally resulting in water staining on ceiling areas. These ducts often are also not sealed, reducing efficiency. Recommend a qualified HVAC company evaluate the entire duct system and bid for replacement to more modern flexible insulated and properly sealed ducts.

Recommendation

Contact a qualified HVAC professional.

10.4.1 Filter(s) & Thermostat(s)

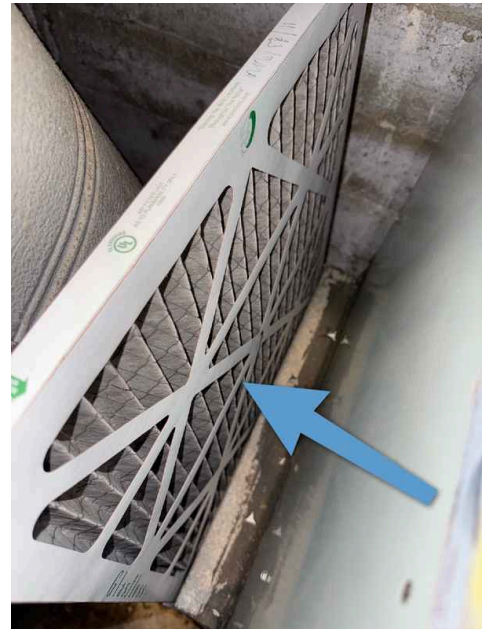
FILTER DIRTY



The heating and/or cooling system's air filters were found dirty at one or more locations. To ensure efficiency, they should be cleaned and appropriately sized. Recommend addressing this by cleaning, repairing, or replacing the filters as necessary.

Recommendation

Recommended DIY Project



10.4.2 Filter(s) & Thermostat(s)

THERMOSTAT INOPERABLE

Attention Required

Thermostat was inoperable. Due to this, the HVAC system could not be operated. Recommend further evaluation and repair as necessary by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



11: INTERIOR, DOORS & WINDOWS

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

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

Information

Windows: Type

Metal, Multi-pane, Fixed, Vinyl,
Single-pane

Limitations

General

WATER TIGHTNESS NOT TESTED

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

General

INTERIOR LIMITATIONS

National standards of practice state that the inspector is not required to: A) Move any personal items or other obstructions such as but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, debris, water, dirt, or anything else that might restrict the visual inspection. B) Address normal wear and tear items, such as: dents, blemishes, dings, scuffs, nail-pops, hairline cracks or minor damage to walls, floors and ceilings.

General

INSULATION NOT DETERMINED

Determining the insulation value and/or the lack of insulation inside walls / ceilings is beyond the scope of this inspection. Further evaluation may be desired.

Exterior Doors

SINGLE PANE WINDOWS

Single pane windows were noted at one or more doors. These windows are not energy efficient and replacement should be considered.



Windows

DOUBLE PANE WINDOWS

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

Windows

RETRO FIT WINDOWS

Many of the windows have been upgraded/replaced. I cannot guarantee that they will not leak. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of weatherproofing ability of the windows installed, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Windows

SINGLE PANE WINDOWS

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

Windows

WINDOW COVERINGS

Windows coverings are beyond the scope of this inspection.

Findings

11.1.1 General



Observation

HEAVILY OCCUPIED - NOT FULLY INSPECTED

The interior was heavily occupied, and one or more areas were obscured or blocked by stored items and/or personal belongings. The inspector does not move personal belongings or furniture during the inspection. Further evaluation of these areas may be desired.

11.2.1 Exterior Doors



Safety Item/Defective

KEYED DEADBOLT INSIDE

SEVERAL AREAS

A key is necessary to open one or more doors from the inside, which could pose a safety hazard for evacuation in the event of an emergency. A qualified professional is recommended for replacement of hardware as needed.

Recommendation

Contact a qualified handyman.



11.2.2 Exterior Doors



Observation

RECOMMEND RE KEYING ALL EXTERIOR DOORS

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

Recommendation

Contact a qualified professional.

11.3.1 Interior Doors



Attention Required

DOOR NOT PLUMB

2ND FLOOR STAIRWAY

One or more interior doors were not plumb / square. Correction is recommended.

Recommendation

Contact a qualified handyman.



11.4.1 Windows

DIFFICULT TO OPEN / CLOSE

Attention Required

One or more windows were difficult to open and close. Recommend repair by window contractor.

Recommendation

Contact a qualified window repair/installation contractor.

11.4.2 Windows

TEMPERED GLASS NOT VERIFIED

Attention Required

Tempered glass could not be verified at one or more windows (this is sometimes difficult to view).

Recommend confirming that the glass is tempered. If not then upgrades are recommended for added safety.

Recommendation

Contact a qualified professional.



11.4.3 Windows

BROKEN / CRACKED / CHIPPED WINDOW(S)

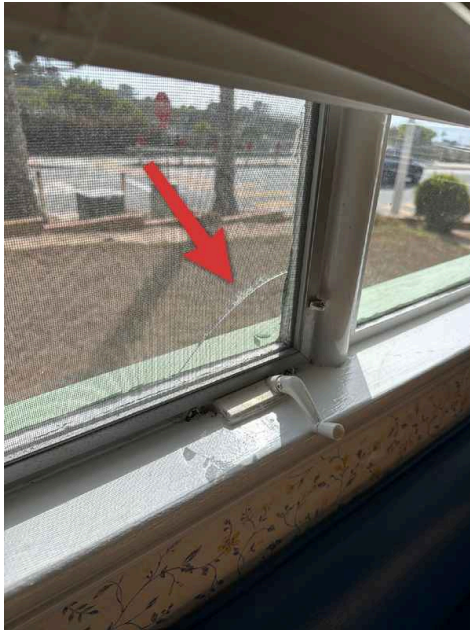
Safety Item/Defective

KITCHEN, 2ND FLOOR BEDROOM

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

Recommendation

Contact a qualified window repair/installation contractor.



11.4.4 Windows

CRANK HANDLES MISSING

1ST FLOOR BEDROOM

One or more crank handles for windows were missing. Unable to test. Recommend that a qualified person replace as necessary.

Recommendation

Contact a qualified handyman.



Attention Required



11.4.5 Windows

MOISTURE INTRUSION NOTED

LIVING ROOM

Evidence of moisture intrusion was noted. It is beyond the scope of this inspection to determine if the water intrusion is active and further evaluation is needed.

Recommendation

Contact a qualified professional.



Safety Item/Defective



11.4.6 Windows

WOOD WINDOW(S) IN SHOWER

1ST FLOOR HALL BATHROOM, 2ND FLOOR HALL BATHROOM



Observation

Wood windows were noted in the shower enclosures at one or more locations. These windows are more susceptible to moisture damage. Corrections may be desired.

Recommendation

Contact a qualified professional.



11.4.7 Windows

CRANK(S) NOT OPERATIONAL

KITCHEN, DINING ROOM

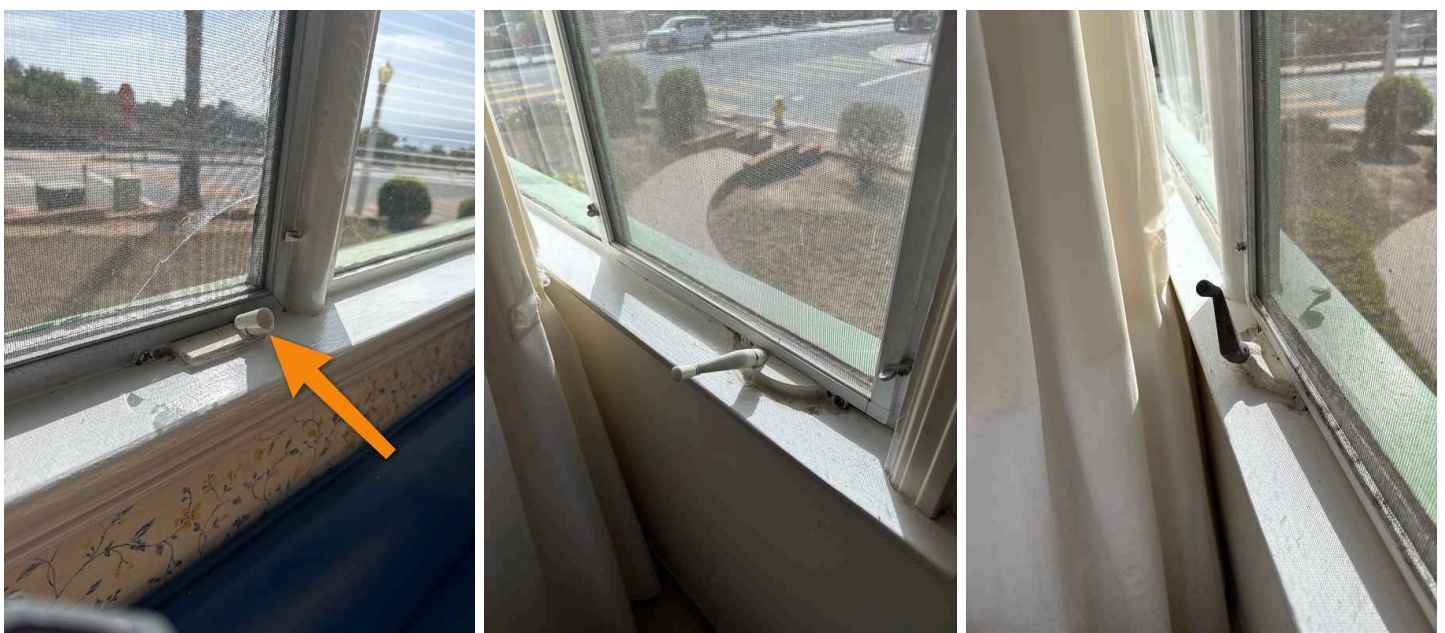
Window cranks were not properly operational in one or more areas. Recommend repair by a qualified window contractor.

Recommendation

Contact a qualified professional.



Attention Required



11.4.8 Windows

RUST AT FRAMES

SEVERAL AREAS

Rust was present at window frames in between the glass panes. This is an indication that the seals have failed. Recommend further evaluation and repair or replacement as needed by a qualified contractor.

Recommendation

Contact a qualified professional.



Attention Required



11.7.1 Floors

WORN CARPET

The carpet showed signs of wear and deterioration. This material may be nearing the end of its useful life. A qualified contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified flooring contractor



Attention Required



11.8.1 Countertops & Cabinets

CRACK(S) AT COUNTERTOP

KITCHEN

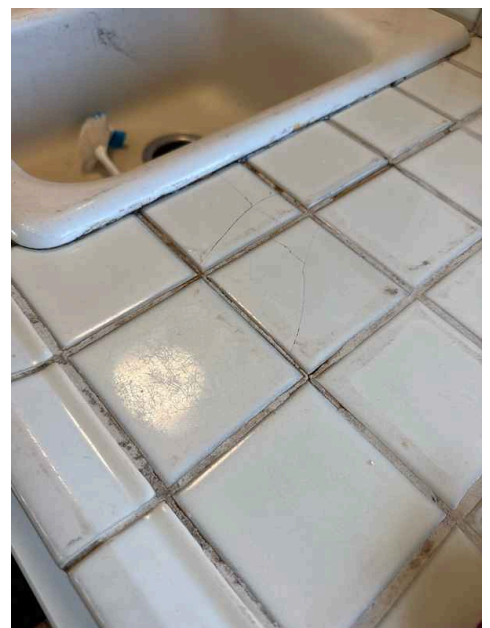
One or more cracks noted at the counter top. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Attention Required



11.9.1 Stairs



Safety Item/Defective

GAPS OVER 4" - RAILINGS

The gaps present in the guardrails, handrails, and/or stair components exceed what's considered acceptable under current safety standards (over 4"). While this was common and permitted in construction from an earlier era, it presents a fall or entrapment hazard, particularly for young children. Modern guidelines call for railings and stairs to prevent passage of a 4-inch sphere through any gap, and no more than a 6-inch sphere through triangular openings formed between stair treads and guardrails. It's also advisable that railing designs avoid horizontal elements that could allow climbing. Recommend that a licensed contractor bring the guardrails/handrails up to current standard building practices through repair or replacement.

Recommendation

Contact a qualified professional.



12: APPLIANCES

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Finding

Information

General: Range / Oven / Cooktop Energy Source / Supply

Natural Gas

General: Exhaust / Ventilation Type

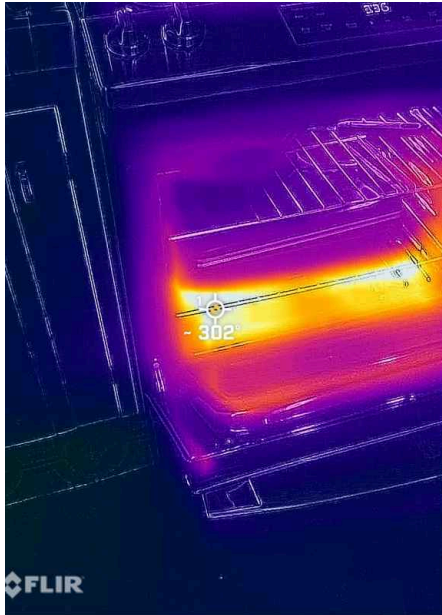
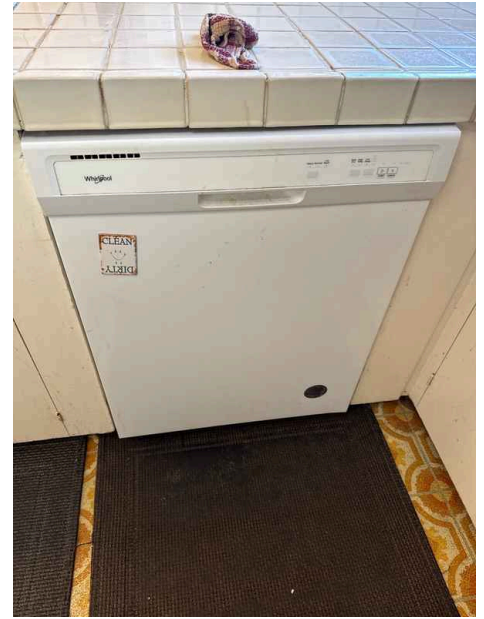
Vented / Ducted

Range/Oven/Cooktop: Equipment Photo



**Range/Oven/Cooktop: Thermal
Image of Oven Working**

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

**Exhaust / Ventilation: Equipment Photo
Dishwasher: Equipment Photo****Garbage / Food Disposal:
Equipment Photo****Refrigerator: Fridge Water Supply
Connection
Unknown**

Range/Oven/Cooktop: Thermal Image of Range Working

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



Refrigerator: Refrigerator(s) Not Inspected

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

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

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

Limitations

General

APPLIANCE LIMITATIONS

Note: The scope of this inspection excludes the following appliances and features: outdoor grills, refrigerators, freezers, ice makers, warming drawers, griddles, broilers, timers and clocks built into appliances, coffee makers, trash compactors, instant hot water dispensers, water filtration systems, cooking functions, self-cleaning cycles, thermostat or temperature control accuracy, built-in lighting fixtures, central vacuum systems, and elevators or stair lifts. Where these items are mentioned in this report, such comments are provided as a courtesy only and do not constitute a full evaluation.

This inspection does not include an assessment of an appliance's remaining useful life, nor does it evaluate whether appliances are functioning properly. We do not record appliance makes, models, or serial numbers, and we do not check whether any appliance is subject to a manufacturer recall. Areas, components, or systems concealed or blocked by appliances are not accessible and fall outside the scope of this inspection. For further evaluation of any of these items, consult a qualified professional in the relevant field.

Dishwasher

DISHWASHER CYCLE LIMITATIONS

Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

Findings

12.1.1 General

UNKNOWN AGE(S)



Observation

The inspector was unable to determine the age of one or more appliances. Further research (internet searches of model/serial numbers) may be desired to determine the age of the units and to determine if they are beyond their intended life spans.

12.2.1 Range/Oven/Cooktop

ANTI - TIP BRACKET NOT INSTALLED / INEFFECTIVE

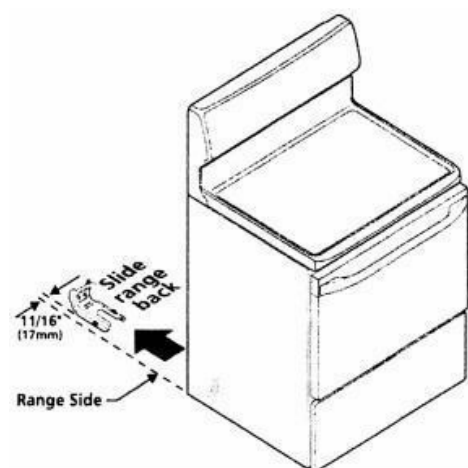
The range did not appear to have an anti-tip bracket installed. These brackets have been sold with all free-standing ranges since 1985. This could pose a safety hazard since the range can tip forward when weight is applied to the open door, such as when a child climbs on it or if heavy objects are dropped on it. Recommend installation of an anti-tip bracket for added safety.

Recommendation

Contact a qualified professional.



Safety Item/Defective



12.5.1 Garbage / Food Disposal

RUST AT DISPOSAL FLANGE

Rust was present. This is indicative of past leaks. No leaks were noted at the time of inspection. Advise monitoring and/or have further evaluated by a qualified appliance repair professional and repair as needed.

Recommendation

Contact a qualified professional.



Attention Required



12.5.2 Garbage / Food Disposal

DEBRIS NOTED

Debris noted at the garbage disposal during the time of operation. Advise removal and repair by a qualified professional.



Attention Required

Recommendation

Contact a qualified professional.

13: FIREPLACES & GAS APPLIANCES

		IN	NI	NP	F
13.1	Fireplaces, Stoves & Inserts				X
13.2	Chimney(s)				X

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

Information

Fireplaces, Stoves & Inserts: Equipment Photos



Fireplaces, Stoves & Inserts: Type Wood Burning
Fireplaces, Stoves & Inserts: Gas Log Lighter Yes

Chimney(s): Equipment Photos



Chimney(s): Type
Masonry, Stucco Cover

Chimney(s): Liner/Flue not Inspected

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

Limitations

Fireplaces, Stoves & Inserts

FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector, who is a generalist. The liner was not fully inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety. We do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

Findings

13.1.1 Fireplaces, Stoves & Inserts

DAMPER CLAMP MISSING

The fireplace is not equipped with a damper clamp as required by today's safety standards. They are required whenever gas is supplied to a fireplace to prevent the damper from closing completely. We recommend installing a damper clamp as a safety upgrade.

Recommendation

Contact a qualified professional.



Safety Item/Defective



13.1.2 Fireplaces, Stoves & Inserts

BRICK / STONE CRACKED / DETERIORATED / MISSING - FIREPLACE FACE

Brick and/or stone at the face of the fireplace is cracked, deteriorated and/or missing. Recommend repairs be made by a qualified person.

Recommendation

Contact a qualified masonry professional.



Attention Required



13.2.1 Chimney(s)

NO SPARK SCREEN AND/OR RAIN CAP



Safety Item/Defective

To prevent fireplace embers from leaving the chimney, a spark screen or rain cap is needed at one or more chimney flues. A spark screen will also prevent pests and debris from entering the chimney. A rain cap is essential in preventing corrosion, damage and/or rust in the flue and firebox. A qualified professional is recommended to install a spark screen and/or rain cap where needed.

Recommendation

Contact a qualified chimney contractor.



13.2.2 Chimney(s)

ASH DUMP DOOR MISSING



Attention Required

Ash dump door was missing. Correction is recommended.

Recommendation

Contact a qualified fireplace contractor.



13.2.3 Chimney(s)

STUCCO CRACK(S)



Attention Required

Stucco cracks were present on the chimney. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



14: SEWER SCOPE

		IN	NI	NP	F
14.1	General				X

IN = InspectedNI = Not InspectedNP = Not PresentF = Finding

Information

General: Main Sewer Pipe Materials
ABS, Cast Iron

General: Scoping Access Location(s)
Side Exterior Clean Out



General: Recommended Maintenance Tips

Do not flush paper towels, wet wipes, feminine products, or plastics down the toilet. Use screens on sink and tub drains to catch hair and other items from falling into the drain. Do not pour grease or oil into the sewer line.

Limitations

General

SEWER SCOPE LIMITATIONS

Limitations, Exceptions & Exclusions

1. Limitations

1. A sewer scope inspection is not technically exhaustive.
2. A sewer scope inspection will not identify concealed or latent defects.
3. This Standards of Practice applies to properties with four or fewer residential units unless otherwise agreed upon.

2. Exceptions

1. The sewer scope inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The sewer scope inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

3. Exclusions

The inspector is not required to:

1. Remove or pull toilets to access the main or lateral sewer line.
2. Move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, boxes, furniture, ceiling tiles, window coverings, equipment, plants, debris, or anything else that might restrict the sewer scope inspection.
3. Climb a roof to access a sewer vent pipe if deemed unsafe by the inspector.
4. Enter or access any area or do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property.
5. Enter crawlspaces or other areas that may be unsafe or not readily accessible.
6. Locate and/or mark any defect observed in the sewer scope video.
7. Provide the length of the main or lateral sewer line to the municipality's or HOA's tap or septic tank.
8. Scope or inspect underfloor or in-house portions of the building drain or sewer system.
9. Give correction, replacement or repair cost estimates.

The camera is run only through the main sewer line, and no secondary lines or branch lines will be inspected or included as part of this report unless otherwise specified. Lines smaller than 2" in diameter and traps less than 6" in diameter will not be inspected. Marked areas are for reference only and may not be exact due to signal interference and/or depth of sewer. Damage may exist beyond the marked areas (especially in cast iron). A licensed plumbing contractor is recommended to relocate and/or ensure accuracy of markings prior to repair.

Findings

14.1.1 General

SEWER SCOPE VIDEO(S)

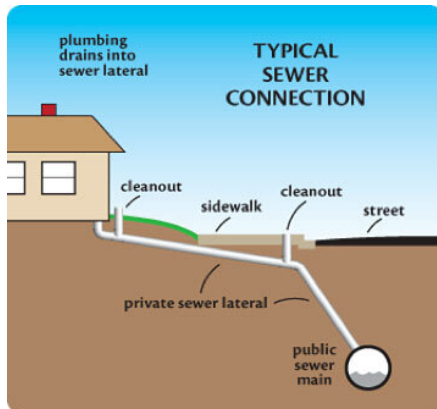


Observation

Here is the sewer scope video link. If you have problems accessing the video, you may have to copy and paste to your browser.

1-<https://youtu.be/MC3Kvl2etjs?is=FvJF0vHIqJMHaVRu>

2-https://youtu.be/ragDXjsuVUo?is=_wp3ivjBBiLj6lZ5



14.1.2 General

CAST IRON PRESENT



The main sewer line was observed to be a cast iron material. Cast iron waste lines rust from the inside out and generally last 50-70 years before needing to be replaced. The client should be aware that these drain lines may require attention or replacement at any point in time due to failure.

Recommendation

Contact a qualified plumbing contractor.

14.1.3 General

ROOT INTRUSION



79.4 FT

Root intrusion was noted in one or more locations which is commonly the result of a damaged drain line. A qualified plumbing contractor is recommended to evaluate and estimate repairs prior to the end of your contingency period.

Recommendation

Contact a qualified plumbing contractor.



14.1.4 General

DEBRIS NOTED Attention Required

There is debris build up in the line and we recommended clearing (hydro jetting) as needed to prevent future clogging.

Recommendation

Contact a qualified plumbing contractor.

14.1.5 General

MINOR STANDING WATER / PONDING Attention Required

Minor standing water was noted in one or more areas. This is probably due to a slightly flat pipe and/or minor buildup inside the pipe. Cleaning (hydro jetting and further evaluation) is not mandatory at this time but may be desired.

Recommendation

Contact a qualified plumbing contractor.

14.1.6 General

RECOMMEND LINER - PLASTIC RE-LINE Attention Required

Recommend adding a plastic liner in areas where the cast iron appears to be damaged, rusted/corroded and/or cracking/failing. Recommend verifying cost and scope of repairs by a licensed plumbing professional.

15: COMPLIMENTARY PICTURES

		IN	NI	NP	F
15.1	General	X			
15.2	Interior	X			

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

Information

General: Complementary Photos

These photos have been provided to define areas of the home as indicated in the report. These photos have been provided as a courtesy and are not intended to identify issues/defects.

Interior: Interior Pictures

