BPG Inspection, LLC



3427 Garrison Street
San Diego CA 92106

Client(s): McMillin
Inspection Date: 11/4/2026
Inspector: Brian Chatfield ,

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Date: 11/4/2026	**Time:**	**Report ID:** 1160595
Property: 3427 Garrison Street, San Diego, CA 92106		**Prepared By:** Brian Chatfield

General Information

Scope
This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports
If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee
BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions
The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

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Style of Home: Two Story Single Family Dwelling	**Home Viewed From:** Front Door	**Building Status:** Occupied With a Heavy Amount of Interior Furnishings - Limiting Access to a Number of Areas
Age Of Structure: 80 Years	**Age Determination:** By Agent	**Attendees:** Both Agents, Termite Inspector
Weather: Partly Cloudy	**Precipitation:** During Inspection Light Rain	**Temperature:** 65 - 75 degrees
Lot Topography: Uneven	**Soil Condition:** Damp	**Standards of Practice:** Standards and Practices of CREIA

1. Introductory Notes

Inspection Items

CLIENT ADVICE

- In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.
- Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.
- Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.
- Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, low width staircase. floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building such as this will require upgrading and repair now and in the future, as all buildings do. Typical wear and tear can be expected throughout the home consistent with the age of the home.

INSPECTION SCOPE

- The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public

records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

- The inspection of the whole house fan and any related equipment is not included in the scope of this Inspection and Report.
- Other contractors or specialty technicians on site include a Termite/Pest Control who performed inspections or specialty evaluations on the day of the inspection. The findings and recommendations of these specialists will supersede the general findings of the home inspector. Refer to these specialized reports for specific information beyond the scope of a home inspection. Other specialty inspections may be recommended by these specialists or the home inspector. It is up to the home buyer to pursue these recommendations.
- 1. The inspection of the spa and any related equipment is not included in the scope of this Inspection and Report besides the required safety comments.

  2. The gates having direct access to the pool/spa area do not self close / latch as required and open inward. The purpose of this important safety feature is to keep children out of the pool or spa area. The gates should be repaired or replaced as needed by a qualified technician.

  3. The protective barrier at the pool area is hazardous, in that it is too low or small children might be able to climb or pass through it. This is not safe. The barrier should be modified or replaced to meet safety standards. A qualified technician should do the work.

PERMITS

- Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.
- There is evidence that the structure and/or several system's have been remodeled or improved, subsequent to original construction. Verifying existence or absence of building permits is beyond the scope of this inspection. Confirmation should be obtained from the local building department that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.

ENVIRONMENTAL

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

PICTURES

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

OVERALL BUILDING CONDITIONS

- Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building such as this will require upgrading and repair now and in the future, as all buildings do. Typical wear and tear can be expected throughout the home consistent with the age of the home.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was

performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material: Slab (poured in place concrete) Perimiter Wall Post and Pier	**Wall Structure:** Wood	**Roof Structure:** Site Built Trusses
Floor Structure: Wood Joists	**Method Used to Observe Crawlspace:** Crawled From Entry	**Columns or Piers:** Wood Posts Conrete Piers
Foundation Vent Type: Screened Foundation Vents	**Floor Insulation:** None	**Wall Insulation:** Not Visible

Inspection Items

CLIENT INFORMATION

- Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

LIMITATIONS: ACCESS

- Portions of the underbuilding crawl space could not be inspected because access was obstructed. When unobstructed access is available, the crawl space should be fully and carefully inspected.

SLAB FOUNDATIONS AND CRAWLSPACES [Inspected]

- 1. The foundation slab has surface scaling known as spalling, which can result from deterioration of old, weak concrete, moisture freeze damage, or from a moisture reaction known as "sulfating." We recommend a technician evaluate.

  2. A condition known as efflorescence is evident on portions of the concrete foundation walls. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence often indicates an occasional surplus of moisture on the outside of the foundation.
  - Consult a grading contractor as needed for steps that could be taken to improve the exterior drainage.

- There are multiple types of debris that needs removing from the crawlspace under home.

CRAWL SPACE MOISTURE [Inspected]

FOUNDATION MOISTURE [Inspected]

CRAWL SPACE VENTILATION [Inspected]

- Two or more crawl space vent screens are torn or missing. It is important that vents around the perimeter of a crawl space or basement foundation have screens in good condition to minimize the entry of pests and rodents into the house.
  - A qualified technician should replace any damaged, missing screens.
- The crawl space lacks any cross ventilation. Lack of ventilation can promote wood decay of the floor system and the growth of molds and mildew.
  - A qualified technician should properly install crawl space vents.

MUDSILL and BOLTING [Inspected]

- The original building is anchored to the foundation using older technology. The original configuration appears to have performed adequately to date.
  - Consider upgrades as part of any future modernization and/or remodeling, but we do not consider this an urgent matter.

- Two or more of the anchor bolt washers and nuts are missing or sill straps are not properly attached, rendering the fastener devices ineffective for their intended purpose.
  - A qualified technician could install all missing parts.

PIERS and POSTS [Inspected]

- One or more footing is noted undermined. We recommend a technician evaluate and repair as needed.
- We recommend the installation of "Simpson ties" as a safety upgrade. A foundation contractor can do this work,

FLOOR JOISTS [Inspected]

SUBFLOORING [Inspected]

INSULATION and VAPOR BARRIER [Inspected]

- Insulation is not installed under the floors. This is typical of a house this age. Adding insulation would make the structure more comfortable, and reduce energy bills. While optional, consider upgrading by installing insulation under the floors. A qualified contractor can do the work.

ROOF and CEILING FRAMING [Inspected]

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Cladding: Stucco	**Driveway Surface:** Concrete on Grade Pebble Tec	**Walkway Surface:** Concrete on Grade
Exterior Door Type: Window Door	**Window Material:** Vinyl Frame Metal Frame	**Patio/Deck Cover:** Wood

Inspection Items

CLIENT INFORMATION

- Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection.
  - We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.
- Fences and gates were not inspected unless specifically mentioned in the report, and are not within the scope of this inspection.
- A surface drainage system is designed to collect and divert roof runoff and other surface water away from a building. It is typically installed in solid pipe and normally flows continuously downhill to a point of discharge.
- All drainage systems require ongoing maintenance to ensure proper function. Tree debris, roots and other materials can collect in drains or catch basins and clog the drainage system. The areas and drainage components should remain free from debris.
- The soil conditions are not within the scope of this inspection.
- Verifying the existence of permits, engineering and/or methods of reinforcing in the installation of a retaining wall is beyond the scope of this inspection.
  - Ask the owner to disclose any pertinent information regarding the permits and/or engineering that may have been required on the retaining wall.
- For the purposes of this report, we define a trip concern as an irregularity in a walking surface exceeding three quarters of an inch in height. For safety, all walking surfaces should be kept free of vertical differentials of three quarters of an inch or more.

GRADING, DRAINAGE, RETAINING WALLS [Inspected]

- The grading is inadequate around the exterior of the building. This can promote water entry into the building or foundation.
  - Have a qualified contractor or landscaper regrade the yard as needed.
- 1. The left small retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting. A qualified technician should repair as needed.

  2. We recommend that you consult with a qualified tree specialist, and have mature trees growing close to the structure evaluated & pruned or removed as necessary.

DRIVEWAYS AND WALKWAYS [Inspected]

- The driveway at the front of the home is loose in areas and is uneven, creating a trip hazard. A qualified technician should make any needed repairs or modifications.

PATIOS and COVERS [Inspected]

DECKS, BALCONIES and PORCHES [Inspected]

- We could not inspect inaccessible areas under the rear exterior deck. Conditions in inaccessible areas are unknown.
- There are loose floor-boards at the the rear deck. This can pose a trip hazard.
  - A qualified technician should do the work.

WALL CLADDING AND TRIM [Inspected]

- **1. A hole in the stucco needs closing off with a patch material or sealant at the front of the home. A technician should perform the repairs as needed.**

  2. Obvious repairs and/or modifications have been made to the stucco wall at the rear of the home.
  - The seller may have information about the conditions that necessitated the repairs.

  3. There are cracks in the stucco on the exterior of the building.
  - All cracks should be patched and sealed in the course of routine maintenance.

  4. Some of the stucco is cracked and has detached on the exterior of the building at the left side. This is an indication of significant deterioration of the stucco.
  - A qualified technician should make repairs or modifications as necessary.

EAVES, SOFFITS, FASCIA AND PAINT [Inspected]

- Trim paint is peeling on more than one side of the building. Peeling paint usually suggests improper preparation for painting or moisture-related conditions.
  - Areas where paint is peeling or blistering should be scraped, patched, primed and repainted as necessary.
- The wood trim and other wood members at the exterior are damaged. Refer to the full termite report. A qualified technician should make any needed repairs or modifications.

DOORS [Inspected]

WINDOWS [Inspected]

- Two or more window frame's are damaged at the left side. A qualified technician should make any needed repairs or modifications.

STEPS and RAILINGS [Inspected]

- 1. The front exterior railing has wide spaces between the spindles. For safety, railing spindles should be spaced close enough to prevent the passage of a 4-inch sphere through any part of the railing.
  - Consider modifications to reduce the width of the openings. A qualified technician can perform the work.

  2. The railing is too low for modern safety standards in area's. Railings should be at least 42" inches above the level of the walking surface to minimize the chance of someone falling over them.
  - Have a qualified technician provide repair specifications and costs, and perform the work.

3. The rear stairs are not constructed in accordance with standard trade practices. This could present a hazard to the safety of persons who might use them. Standard trade practices dictate that all steps be almost identical in "rise" and "run" for safety. One or more step is noted too tall.
- The stairs should be repaired or replaced by a qualified technician to conform to standard trade practices.

4. The railings at the rear exterior are not continuous at two or more sections. The stair sections without a railing is a hazard. Continuous railings should be installed.

FENCES and GATES [Inspected]

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

VEGETATION and PLANTERS [Inspected]

4. Roofing

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

Styles & Materials

Method Used to Observe Roof Covering: Walked Roof Surface	**Roof Covering:** Asphalt/Fiberglass Shingles	**Roof Slope:** Medium
Valley Flashing Material: Woven	**Vent Flashing Material:** Sheet Metal	**Gutters:** Partial Drainage System

Inspection Items

CLIENT INFORMATION

- Branches from the surrounding trees are overhanging the roof, or are in contact with the roof surface. This can provide a route onto the roof and into the attic for pests. Nearby trees should be kept pruned.

ROOF COVERINGS [Inspected]

- The satellite dish mounting bracket is screwed through the roof. The bracket should be sealed and maintained and the dish relocated when the roof is replaced.

FLUES and CAPS [Inspected]

FLASHINGS [Inspected]

- The metal fasteners used to secure some flashings are exposed. This could allow leaks to develop.
- All exposed fasteners should be sealed with a high quality caulking material. Eventually, it may be necessary to re-configured or replace the affected flashings.

GUTTERS/ DOWNSPOUTS AND DRAINS [Inspected]

- 1. Only portions of the roof has gutters. Gutters installed at all roof edges would be beneficial.
- Consider installing gutters all around the building. A qualified technician should do the work.

2. Two downspout's are missing part (s) at the exterior. A qualified technician should make any needed repairs or modifications.

IMPORTANT CLIENT INFORMATION [Inspected]

5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Source: Public	**Main Water Shutoff Location:** Exterior	**Shut Off Valve Type:** Ball Valve
Water Pressure: 61 to 65 psi	**Plumbing Water Distribution Material (inside structure):** Copper	**Plumbing Waste Material:** ABS Cast iron
Water Heater Location: Garage	**Water Heater Age:** 9 years	**Water Heater Capacity:** 50 Gallon
Water Heater Power Source: Natural Gas	**Gas Type:** Natural Gas	**Gas Shutoff Location:** Meter
Gas Earthquake Shutoff Valve: No	**Main Sewer Cleanout Location:** Crawl Space	**Plumbing Water Supply Material (into home):** Copper

Inspection Items

CLIENT INFORMATION

- We did not test the quality of the water supplied by the municipality. For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.
- A temperature and pressure relief valve is a safety valve installed near the top of a water heater tank that allows any dangerous buildup of pressure or high temperature water to escape. It is designed to discharge if the internal temperature or pressure of the tank exceeds the limits set by the manufacturer of the valve.
- The position of the hot and cold water controls on all plumbing fixtures should meet accepted industry standards. These standards dictate that hot water controls are always located on the left and cold controls are located on the right. With single handle faucets, turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water.
- For a smoother flow of water with less splashing, all aerators should be cleaned periodically.
- Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.
- Our inspections may only detect the presence of visible leaks, i.e. leaks may go undetected within wall, floor, or ceiling cavities, or may go undetected at exterior and underground locations.

MAIN WATER SHUT-OFF [Inspected]

PLUMBING WATER SUPPLY [Inspected]

PLUMBING FIXTURES and DRAINS [Inspected]

- The faucet handle is loose in the second floor guest bathroom.
  - We recommend loose handles be re-secured.

WASTE and VENT PIPES:LIMITATIONS

- This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

WASTE and VENT PIPES [Inspected]

- Some properties require periodic cleaning of drain lines due to tree root penetration. Drain lines can also experience blockages due to internal rusting or soil settlement or upheaval. We cannot determine the condition of underground pipes during our inspection. -- Given the age or history of the drain lines, we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as needed.

WATER HEATER : LIMITATIONS

- Testing of gas appliances like furnaces or water heaters for carbon monoxide leakage is beyond the scope of this inspection. If you are concerned with the presence of carbon monoxide, we recommend that you hire a qualified technician with the appropriate specialized equipment.
- Valves may leak when operated after a period of inactivity. For this reason, we did not test valves during the inspection.

WATER HEATER [Inspected]

- The water connection is heavily corroded at the water heater and may have migrating into this unit. A qualified plumber should replace the corroded connections and this water heater may need to to replaced.
- There is no exterior routed catch pan drain installed at the water heater. A pan with an exterior routed drain is required by some jurisdictions when the appliance is located inside the foundation foot print of the structure. If the water heater leaks, the water will flood the floor or crawlspace. Consider installing a properly routed drain pipe.

WATER HEATER GAS and ELECTRIC CONNECTIONS [Inspected]

WATER HEATER COMBUSTION and VENTING [Inspected]

WATER HEATER SEISMIC STRAPS [Inspected]

- The seismic restraint for the water heater tank is inadequate and the water heater is loose. It should be corrected to adequately secure the tank. An appropriate upgrade should help limit damage. Standards require adequate restraint provided by an approved strapping, located in the upper third of the tank and another approximately 4" above the control valve.

GAS SYSTEM [Inspected]

GAS PIPES and VALVES [Inspected]

GAS VENTS AND FLUES [Inspected]

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Under Ground Service	**Service Ampacity:** 200 AMP	**Circuit Protection Type:** Circuit Breakers
Branch Wiring: Copper	**Wiring Type(s):** Romex Armored Cable	**Main Panel Location:** Exterior
Main Disconnect Location: Inside of the Main Distribution Panel	**Grounding Type:** Water Supply Piping Driven Rod	**GFCI's:** Some Installed
Sub Panel Location: Kitchen	**Arc Fault Protection:** Some AFCI Circuits	

Inspection Items

LIMITATIONS: ELECTRICAL

- We could not locate the grounding connection. The grounding system performs an important safety function. Ask the owner for further information about the method and location of the grounding system, or have a licensed electrician evaluate the system.

SERVICE ENTRANCE CONDUCTORS/AMPACITY [Inspected]

METER AND GROUNDING [Inspected]

MAIN DISTRIBUTION PANEL [Inspected]

CIRCUIT BREAKERS [Inspected]

SUB PANEL(S) [Inspected]

- The neutral and ground conductors are not properly isolated and/or properly grounded in the subpanel. All neutral conductors in the panel should be isolated from ground and the ground conductors properly bonded to the panel. A qualified electrician should do the work.

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

- Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the receptacles where this type of protection is presently required. This includes locations in master bathroom, garage, exterior and crawl space.
  - Consider upgrading unprotected receptacles in areas where GFCI protection is presently required.

WIRING [Inspected]

- Extension cords are being used as permanent wiring at the exterior and garage. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock or fire hazard.
  Removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.
- There is an open junction box in the crawl space. Lack of covers on junction boxes is a shock or fire hazard.
  - A qualified technician should install a proper cover on all junction boxes.

EXTERIOR RECEPTACLES AND FIXTURES [Inspected]

- No electrical receptacle are installed at the main building exterior / only the BB-Q island.
  - Installation of at least one GFCI-protected receptacle is recommended.

INTERIOR RECEPTACLES AND FIXTURES [Inspected]

- Two or more light fixture's are missing globe's at the home. A qualified technician should make any needed repairs.
- The light fixture is noted flickering (try bulb first) at the stairway landing. A qualified technician should make any needed repairs.

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Number of Heat Systems: One	**Heat Type:** Forced Air	**Heat System Location:** Hallway Closet
Energy Source: Natural gas	**Filter Type:** Disposable	**Number of AC Units:** One
Cooling Equipment Type: Split System	**Cooling Equipment Tonnage:** Four Tons	**Air Handler Age:** 10 years

Inspection Items

HEAT - GENERAL CONDITIONS [Inspected]

- There is staining inside the HVAC unit. Further inspection and repair is needed.

BURNER CONDITIONS [Inspected]

VENTS AND FLUES [Inspected]

THERMOSTATS [Inspected]

DUCTING, FILTERS, PLENUM [Inspected]

- The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system.
  Replace any dirty filters now, and at regular intervals thereafter. Filters should be properly sized to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to further inspect the fan, evaporator coil, ducts, etc., and clean these components as needed.
- Some duct insulation is wet in the garage. Have an HVAC technician review and repair as needed.

COMBUSTION AIR/RETURN AIR [Inspected]

HEATING UNIT CLEARANCES AT HVAC & FAU [Inspected]

A/C EQUIPMENT [Inspected]

- The compressor is missing the straps to platform connection. This is a maintenance issue and should be repaired/ corrected. A qualified HVAC technician should make any needed repairs or modifications.

A/C CONDENSATE SYSTEM [Inspected]

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Method Used to Observe Attic: From Entry Entered	**Attic Access:** Second Floor Hallway	**Attic Insulation:** Blown Cellulose
Attic Ventilation: Passive Vents in Field of Roof		

Inspection Items

LIMITATIONS OF ATTIC ACCESS

- The confined space of the outer eaves of the attic limited a full inspection of the area. Other conditions may become reportable within the normal course of routine maintenance and/or access to the underlying areas.
- Debris was noted in the attic. All items not related to the structure should be removed.

ATTIC ACCESS CONDITIONS [Inspected]

ATTIC MOISTURE CONDITIONS [Inspected]

ATTIC VENTILATION CONDITIONS [Inspected]

ATTIC INSULATION CONDITIONS [Inspected]

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

  2. The insulation has settled noticeably, and no longer provides the same R-value as when it was installed. A qualified insulation contractor should install additional insulation to restore the R-value of the insulation system.

IMPORTANT CLIENT INFORMATION

- Our observations regarding evidence of pests are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.
- When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

ATTIC CONDITIONS - PEST [Inspected]

- Inspecting for the presence or absence of rodents or other wildlife in this property is outside the scope of a home inspection. While we did not adverse any ant outward signs of an infestation today, such as feces, trail pr traps, a home inspection cannot provide any guarantee that ant property will remain free from an infestation in the future. We encourage you to inquire with the seller for ant history of wildlife intrusions at this property and you may also wish to contact your pest provider to see if they offer services that help wildlife intrusions.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Style:	Garage Door Type:	
Attached	One Automatic	

Inspection Items

LIMITATIONS ABOUT INSPECTING the GARAGE

- The presence of personal items limited access to the garage at the time of this inspection.
  - A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.

GARAGE CEILINGS [Inspected]

GARAGE WALLS (FIREWALL SEPARATION - VENTILATION) [Inspected]

- There are holes/damage in the fire-resistive barrier between the garage and interior. This condition can allow more rapid spread of smoke and flames in the event of a fire.
  - All voids should be repaired.

PASSAGE DOOR FROM GARAGE TO INTERIOR [Inspected]

- The passage door from the garage to the interior is not a rated fire door, does not self close to latch and is missing some of the weather-stripping. A qualified technician should make repairs or modifications as necessary to restore the fire separation.

GARAGE FLOOR [Inspected]

- There are cracks in the floor slab, with some damage noted. A technician could repair or replace if needed.

GARAGE DOOR(S) and HARDWARE [Inspected]

GARAGE DOOR OPERATORS [Inspected]

- The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at an incorrect height. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern.
  - The optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications.

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

Ceiling Materials: Sheetrock/Drywall/Gypsum Board Plaster	**Wall Material:** Sheetrock/Drywall/Gypsum Board Plaster	**Floor Covering(s):** Carpet Tile Laminated Wood
Window Type/Design: Sliding	**Interior Door Type:** Wood	**Number of Fireplaces:** None
Fire Sprinklers: No		

Inspection Items

INTERIOR INSPECTION LIMITATIONS

- Personal goods stored in closets Etc, prevented access to inspection of all features contained in them.

CEILINGS [Inspected]

- Water stain/damage is present in the living room ceiling wood section. The source of the leak should be identified and necessary repairs performed before any attempt is made to restore surface appearance. A technician should repair as needed.

WALLS [Inspected]

- There is a small hole in the drywall behind the door handle. A qualified technician could make repairs or modifications as necessary.

FLOORS [Inspected]

- The carpet flooring is stained and has loose or separated seams at home. A qualified technician should make any needed repairs or modifications.
- The transition strip between the different floor coverings is loose, missing or not properly secured at the master bathroom. This creates a potential trip hazard. A qualified technician should make repairs or modifications as necessary.
- The floor squeaks in several locations in the structure. A squeaky floor is not a structural defect. Typically, squeaks can be eliminated with minor repairs or modifications.
- The tile flooring is cracked at first floor bathroom. A qualified technician should make any needed repairs or modifications.

WINDOWS [Inspected]

- 1. Condensation, staining or droplets, is present between the panes of insulated glass windows in second floor guest bathroom. This suggests a failure of the factory seal between the twin pieces of glass. Unfortunately, there is no simple, permanent, "fix" for this condition short of replacing the glazing unit. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did not attempt to list every fogged window. Have a qualified glass contractor check all windows before closing escrow. Any insulated glass units which display symptoms of breached seals should be replaced as desired.

  2. One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should replaced with compatible components.

BEDROOM FIRE SAFETY EGRESS [Inspected]

- Four or more bedroom window opening's are too small and may not be useful in an emergency. Modern standards dictate that each sleeping area have an operable window of certain minimum dimensions to provide a means of a secondary egress in the event of a fire. This may have been required at the time of construction or when the replacement windows were installed. An operable window meeting the minimum dimensions requirements should be installed by a qualified technician.

DOORS [Inspected]

- The door jamb is damaged at the first floor guest bedroom. A qualified technician should make any needed repairs or modifications.
- One or more of the deadbolts on the exterior doors is the type that requires a key to operate from either side. This condition can provide more security but can also be a hazard in case of an emergency. Some jurisdictions may not permit their installation. It is the occupant's choice as to which issue is more important. We recommend keeping a key near the door as well as educating occupants or tenants (especially children or the elderly) in the use of the double deadbolt and the location of the keys.

CLOSETS/CABINETS [Inspected]

- One or more closet doors are off their tracks and not operating properly. A qualified technician should make repairs or modifications as necessary.

STAIRWAYS AND RAILINGS [Inspected]

- The railings at the stairway leading to the first to second floor are not "graspable." A person who falls on these stairs will not be able to easily grab the railing.
  - The railings should be modified or replaced with graspable railings to improve safety.
- The guard rail at the second floor stair rails is less than 42" from the floor that is required by modern standards. A qualified technician should make any needed repairs or modifications.

SMOKE DETECTORS/CO DETECTOR [Inspected]

- The smoke detector is missing at the upper level common hallway to the bedrooms. A qualified technician should repair or replace as needed.
- The carbon monoxide detector is improperly located at the bedroom wall/ceiling. Refer to the manufacturers installation guide for proper location. at the lower level. A qualified technician should repair or replace as needed.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Sink: 2 Bowls	**Cooking Fuel:** Natural Gas	**Cabinetry:** Wood
Countertop: Stone	**Range/Cooktop:** Yes	**Exhaust/Range Hood:** Down Draft
Dishwasher: Yes	**Disposal:** Yes	**High Loop/Air Gap Installed:** Yes
Built in Microwave: Yes		

Inspection Items

LIMITATIONS ABOUT KITCHEN INSPECTION

- The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

COUNTERTOP/SINK [Inspected]

- We recommend installing brackets at the kitchen island.

DISHWASHER and AIR GAP [Inspected]

RANGES/OVENS/COOKTOPS [Inspected]

KITCHEN EXHAUST SYSTEM [Inspected]

- The downdraft exhaust filter was not accessible. A qualified technician should repair or replace as needed.

WASTE DISPOSER [Inspected]

MICROWAVE [Inspected]

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

12. Bathrooms

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

Styles & Materials

Number of Bathrooms:	Shower Wall Material:	Bathroom Ventilation:
Three	Tile	Fan Window

Inspection Items

WALLS [Inspected]

FLOOR [Inspected]

CEILINGS [Inspected]

WASH BASIN(S) [Inspected]
- The drain at the master bathroom left sink is slow. The trap on the wash basin should be cleaned or snaked. A qualified technician should do the work

SHOWER WALLS [Inspected]

SHOWER ENCLOSURE(S) [Inspected]
- The splash guard is not installed at the master bathroom shower. Install as needed.

SHOWER PAN(S) [Inspected]

TOILET(S) [Inspected]

BATHROOM VENTILATION [Inspected]

BATHTUB(S) [Inspected]

CABINETS/COUNTERTOP [Inspected]

IMPORTANT CLIENT INFORMATION [Inspected]
- Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.
- We did not perform a water test of the shower pan in the Master Bathroom because the area under the shower is finished, which obscures a view of the structure.

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Clothes Washer Hook-Ups:	Clothes Dryer Hook-Ups:	Dryer Power Source:
Yes	Yes	Both (Gas & Electric)

Clothes Dryer Vent Material:	Laundry Tub:	
Flexible Metal	None Present	

Inspection Items

CLOTHES WASHER CONNECTIONS [Inspected]

- The clothes washer overflow pan is not installed. Because of the location of this laundry, a pan connected to a drain in good repair is advised. We recommend installation of a drained catch pan under the washing machine, as an upgrade and preventive measure.

CLOTHES DRYER CONNECTIONS [Inspected]

VISIBLE CLOTHES DRYER VENT [Inspected]

LAUNDRY TUB [Not Present]

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