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RESIDENTIAL REPORT BY : JOHN BOWLEY, ACI,CRI, CRMI,

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SEPTEMBER 23, 2022



Inspector

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TABLE OF CONTENTS






1: General Information / Overview	6
2: Inspection / Property Details	8
3: Misc. Concerns / Comments	9
4: Roof	13
5: Grounds	17
6: Exterior	21
7: Interior, Doors, Windows	24
8: Garage / Carport	27
9: Plumbing	29
10: Electrical	47
11: Built-in Appliances	58
12: HVAC	62
13: Fireplaces and Fuel-Burning Appliances	67
14: Attic, Insulation & Ventilation	69
15: Foundation	71
16: Complementary Pictures	74

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.**

- ⚠ 3.1.1 Misc. Concerns / Comments - Misc. Concerns / Comments: Check for Permits - Not OK
 - ⚠ 3.1.2 Misc. Concerns / Comments - Misc. Concerns / Comments: INSECT EVIDENCE
 - ⚠ 3.1.3 Misc. Concerns / Comments - Misc. Concerns / Comments: Laundry Shoot
 - 🔧 4.1.1 Roof - General: Roof Partially or Fully Obscured By
 - ⚠ 4.2.1 Roof - Coverings: Tree Branches Roof
 - 🔧 4.2.2 Roof - Coverings: Asphalt Shingle Depleted
 - 🔧 4.6.1 Roof - Maintenance / Other: Trees and/or Shrubs in Contact With Roof Surface
 - ⚠ 5.2.1 Grounds - Vegetation: TREE NEAR / CONTACTING BUILDING
 - ⚠ 5.2.2 Grounds - Vegetation: TREE / VEGETATION LESS THAN 10 feet FROM CHIMNEY
 - ⚠ 5.6.1 Grounds - Decks/Stairs: Deteriorated Wood
 - ⚠ 5.6.2 Grounds - Decks/Stairs: Deck, Balcony, Porch Unstable / Wobbly
 - ⚠ 5.6.3 Grounds - Decks/Stairs: Deck Support Missing
 - ⚠ 5.8.1 Grounds - Fences/Gates: Gate Latch Missing / Damaged
 - ⚠ 6.1.1 Exterior - Exterior Walls / Trim: Failing Paint Everywhere
 - 🔧 6.1.2 Exterior - Exterior Walls / Trim: Paint Failing / Some Areas
 - 🔧 6.1.3 Exterior - Exterior Walls / Trim: CAULKING AGED
 - ⚠ 6.1.4 Exterior - Exterior Walls / Trim: PLANTERS AT SIDING
 - ⚠ 6.2.1 Exterior - Eaves / Soffits: Fascia Trim Damaged
 - ⚠ 7.3.1 Interior, Doors, Windows - Windows: Opening Smaller than 20"x24" / Bedroom Egress
 - ⚠ 7.3.2 Interior, Doors, Windows - Windows: FOGGED WINDOW
 - 🔧 7.8.1 Interior, Doors, Windows - Stairs: Stair Case Drywall
 - ⚠ 8.5.1 Garage / Carport - Automatic Opener: Garage Door Senors
 - 🔧 8.6.1 Garage / Carport - Floor, Walls, Ceiling: Floors / Walls Obscured
 - ⚠ 9.1.1 Plumbing - Excluded Items: Irrigation / Sprinklers
 - ⚠ 9.1.2 Plumbing - Excluded Items: Drain Line Scope Recommended
 - ⚠ 9.1.3 Plumbing - Excluded Items: SUMP PUMP
 - ⚠ 9.3.1 Plumbing - Supply Lines: Mixed Metals / Electrolysis
 - ⚠ 9.3.2 Plumbing - Supply Lines: Water Pressure
 - ⚠ 9.5.1 Plumbing - Water Heater: Sediment Trap (Drip Leg)
 - 🔧 9.5.2 Plumbing - Water Heater: No Expansion Tank (FYI)
 - ⚠ 9.5.3 Plumbing - Water Heater: Flue / Draft Hood Improperly Installed / Substandard
-

- 🔧 9.5.4 Plumbing - Water Heater: No Catch / Smitty Pan Installed
- 🔧 9.5.5 Plumbing - Water Heater: No Drain Installed for Catch Pan / Drain Damaged / Incomplete
- ⚠️ 9.5.6 Plumbing - Water Heater: Too Close to Combustible Material
- 🔧 9.5.7 Plumbing - Water Heater: FLUE - INADEQUATE CLEARANCE
- ⚠️ 9.5.8 Plumbing - Water Heater: Fresh Air Vent Missing
- 🔧 9.6.1 Plumbing - Sinks / Fixtures: Drained Slowly / Clogged
- 🔧 9.6.2 Plumbing - Sinks / Fixtures: Faucet Faulty
- 🔧 9.6.3 Plumbing - Sinks / Fixtures: Water Supply Valves Hoses Rust
- 🔧 9.8.1 Plumbing - Bathtub / Shower: Bathtub Faucet Loose
- 🔧 9.8.2 Plumbing - Bathtub / Shower: Diverter - Tub Spout Leaks with Shower on
- 🔧 9.8.3 Plumbing - Bathtub / Shower: Drained Slowly / Clogged - Bathtub
- ⚠️ 9.8.4 Plumbing - Bathtub / Shower: Failed Showerpan
- 🔧 9.8.5 Plumbing - Bathtub / Shower: Grout Substandard
- 🔧 9.8.6 Plumbing - Bathtub / Shower: Mixing Valve Adjustment
- 🔧 9.8.7 Plumbing - Bathtub / Shower: Tile Substandard
- 🔧 9.8.8 Plumbing - Bathtub / Shower: Mixing Valve Faulty
- 🔧 9.8.9 Plumbing - Bathtub / Shower: Shower Head Clogged
- 🔧 9.8.10 Plumbing - Bathtub / Shower: CLOGGED OR RESTRICTED FLOW AT SHOWER HEAD
- ⚠️ 9.8.11 Plumbing - Bathtub / Shower: Shower Pan Leaking
- 🔧 9.11.1 Plumbing - Irrigation: Irrigation System Not Tested
- 🔧 9.12.1 Plumbing - Fuel Systems: CSST Bonding
- 🔧 9.12.2 Plumbing - Fuel Systems: Missing Sediment Trap
- 🔧 10.1.1 Electrical - Excluded Items: Cable / Satellite / Telephone / Inter Communication / Alarm Systems
- 🔧 10.1.2 Electrical - Excluded Items: Photovoltaic Solar Energy System
- 🔧 10.3.1 Electrical - Panels: Legend Substandard
- ⚠️ 10.4.1 Electrical - Panel Wiring & Breakers: Double Tap Breaker / Fuse
- 🔧 10.4.2 Electrical - Panel Wiring & Breakers: Open Voids
- 🔧 10.4.3 Electrical - Panel Wiring & Breakers: Abandon Wire
- ⚠️ 10.5.1 Electrical - GFCI / AFCI Protection: GFCI Breaker Issue
- 🔧 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Anti Trip Bracket Missing
- ⚠️ 11.3.2 Built-in Appliances - Range/Oven/Cooktop: Cooktop / Stovetop Ignitor Inoperable
- 🔧 11.3.3 Built-in Appliances - Range/Oven/Cooktop: Kitchen Stove Gas Flexible Pipe Wrong
- 🔧 11.3.4 Built-in Appliances - Range/Oven/Cooktop: Kitchen Gas Stove Missing Exhaust Vent
- 🔧 11.6.1 Built-in Appliances - Garbage / Food Disposal: Garbage Disposal Non Functional
- 🔧 12.1.1 HVAC - General comments : Service Heating / Cooling System
- 🔧 12.2.1 HVAC - Heating / Forced Air: Sediment Trap (Drip Leg)
- ⚠️ 12.2.2 HVAC - Heating / Forced Air: Insufficient Combustion Air Supply
- ⚠️ 12.2.3 HVAC - Heating / Forced Air: Combustible Material too Close
- ⚠️ 12.2.4 HVAC - Heating / Forced Air: Furnace / Heating System Too Small
- ⚠️ 12.4.1 HVAC - Ducts and Registers: Ducting in Need of Cleaning
- 🔧 13.2.1 Fireplaces and Fuel-Burning Appliances - Chimney(s): Chimney Liner Dirty

-  14.1.1 Attic, Insulation & Ventilation - Access: Attic Insulation Missing
-  14.3.1 Attic, Insulation & Ventilation - Attic Insulation: None
-  14.4.1 Attic, Insulation & Ventilation - Exhaust & Ventilation: Bathroom Vent Terminates in Attic
-  15.1.1 Foundation - Foundation: Efflorescence / Water Mineral Build Up
-  15.1.2 Foundation - Foundation: Crawlspace Foundation Stem Wall Cracked

1: GENERAL INFORMATION / OVERVIEW

Information

General: Overview

A home 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 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. This inspection 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.

General: Notes

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.

Note: Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) 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. 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.

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

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of PROproperty Inspection and Services Inc. and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: For the purpose of this report, all directional references (left, right, rear, front) 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 be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

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 "**Safety / Major**" 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 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.

Minor = 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.

Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; 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 **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

Safety / Major = 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.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

General: Property Remodeled & Altered

If the *property has been remodeled and/or changed and/or altered. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. This should be determined by buyers prior to the closing of escrow.

2: INSPECTION / PROPERTY DETAILS

Information

General: Building Type
Single Family

General: Occupancy
Furnished, Occupied

General: Utilities
All Utilities On

General: Temperature
70-80 F

General: Weather Conditions
Sunny

General: In Attendance
Listing Agent, Handyman

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

General: Clients Not Present During or After Inspection

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Homes 50 years old or more

This home is over 50 years old and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

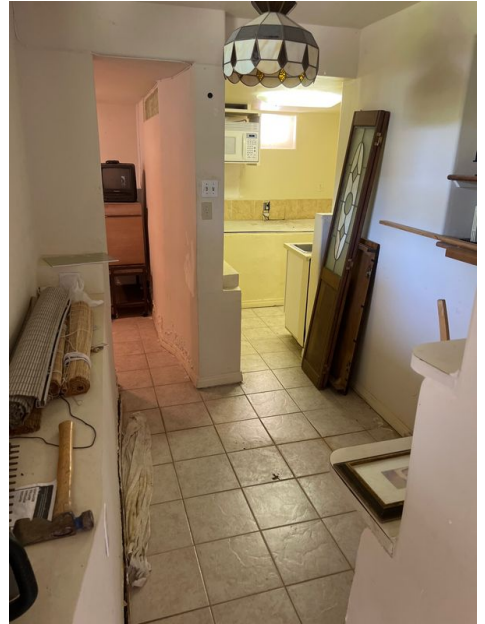
Misc. Concerns / Comments: Limited Pre-Listing Inspection

This is a limited pre-listing inspection report of the electrical, plumbing and HVAC systems only. Any comments made in this report regarding other systems and components are only a courtesy and do not represent the condition of those entire systems or components. Any potential buyers of this property are advised to get their own full inspection and report of the property by PROproperty Inspection and Services Inc.

Misc. Concerns / Comments: Crawlspace Modified Into Non Permitted Space

Lower Level Work Space *Crawlspace/ Basement

The lower level area has been modified into the living space that appears to be non-permitted. There are signs of prior moisture intrusion at interior walls. Refer to a licensed contractor for maintenance/ repairs prior to sale.





Findings

3.1.1 Misc. Concerns / Comments

CHECK FOR PERMITS - NOT OK

**Safety Concerns**

Based on substandard and/or non-standard construction observed, additions and/or modifications to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the property is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

Recommendation

Contact a qualified professional.

3.1.2 Misc. Concerns / Comments

INSECT EVIDENCE

**Attention Items**

Evidence of insects were found around the house. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps or perform treatment.

Recommendation

Contact a qualified pest control specialist.

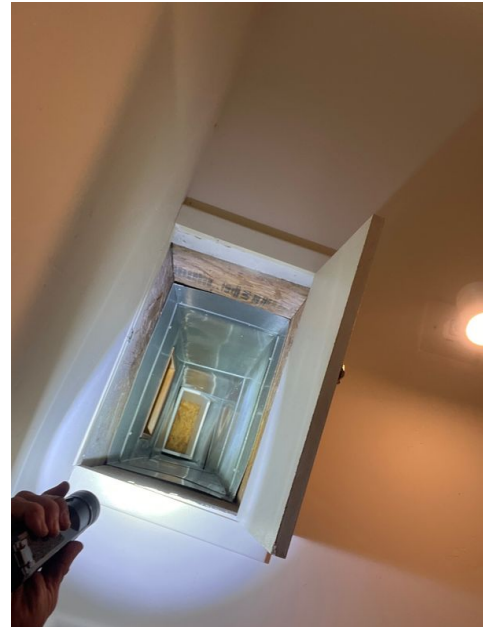
3.1.3 Misc. Concerns / Comments

LAUNDRY SHOOT

**Safety Concerns**

The hallway & Basement/ crawlspace ceiling appear to have unapproved laundry drop shoot which appears non-fire rated. Also the self closing door is missing. Caution fire-hazard. Refer to licensed contractor for repairs.

Recommendation
Contact your builder.



4: ROOF

Information

General: Inspection Method	General: Roofing Material	General: Flashing Material
Drone	Asphalt	Metal

General: Drone

An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if I was actually able to walk the roof surface, and is considered a limited inspection. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired I recommend consulting a roofing contractor.



Mavic Air 2

General: Roof Underlayment Inspection Limited

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

Coverings: Roof Views

Roof covering requires periodic repairs and sealant, especially around roof penetrations. Suggest periodic evaluation and repairs as needed to aide in preventing water penetration into structure. Roof covering are subject to unpredictable change. i.e. leaks may develop with out warning.



Flashings: Flashing Information

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding (as applicable), and therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

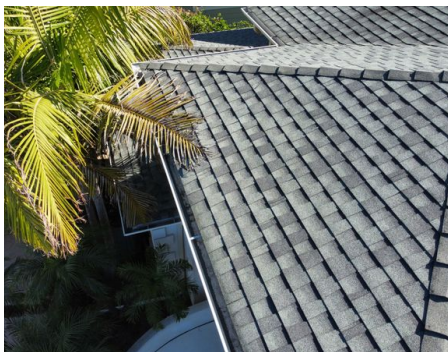
Skylights, Chimneys & Other Roof Penetrations: Skylight

Skylight(s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection. The roof covering precludes us from evaluating the installation and flashings. Skylights may leak at any time. Recommend obtaining a roof certification before the close of escrow if the client is concerned.



Roof Drainage Systems: Gutter Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



Limitations

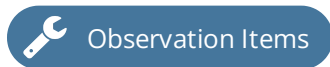
General

ROOF LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Findings

4.1.1 General



ROOF PARTIALLY OR FULLY OBSCURED BY

Solar Panels

The roof was not fully visible due to the solar system. Recommend that you have this area inspected by a licensed roof contractor if you are concerned about the condition of the roof beneath the system.



4.2.1 Coverings



TREE BRANCHES ROOF

The roof has tree branches rubbing against roofing materials. Caution prone to causing further damages to roofing materials. Also, this provides access for rodent intrusion and nesting. Seek a licensed landscape contractor to cut trees and vegetation back away from exterior siding and roof assembly.

Recommendation

Contact a qualified landscaping contractor

4.2.2 Coverings

ASPHALT SHINGLE DEPLETED

ROOF SHINGLES DAMAGED



Asphalt shingles at ridge line are improperly installed and deteriorating. Observed cracks and shingles on the ridge cap. There are exposed fasteners/ nails. The asphalt shingles are worn and deteriorating in various locations. Caution! Susceptible to moisture intrusion. Refer to licensed roofing contractor for further evaluation and maintenance/ repairs.

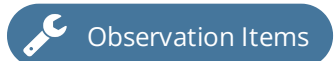
Recommendation

Contact a qualified roofing professional.



4.6.1 Maintenance / Other

TREES AND/OR SHRUBS IN CONTACT WITH ROOF SURFACE



Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

Recommendation

Contact a qualified professional.



5: GROUNDS

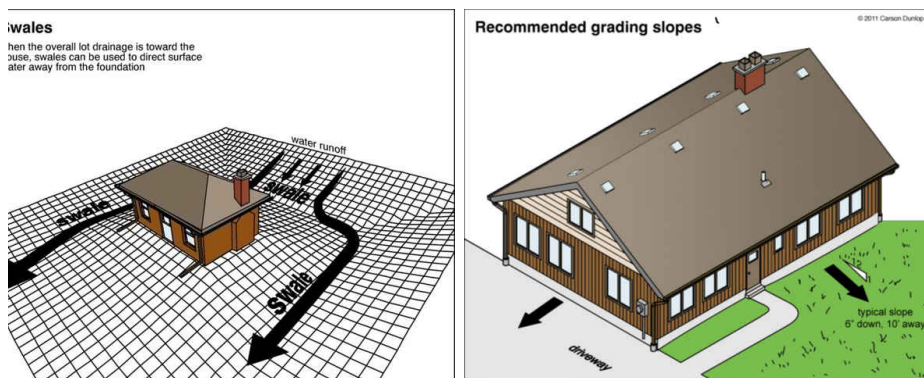
Information

Grading: GRADING LIMITATIONS

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion that may have occurred in the past.

Grading: GRADING / DRAINAGE OVERVIEW

The grounds in contact with the home were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.



Driveways, Sidewalks, Patios: Grounds Informations

The patio/sidewalk/driveway area was inspected looking for significant defects. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Patio / Porch Covers: Patio Information

The patio area was inspected looking for significant defects. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Decks/Stairs: Deck / Stairs Information

The guardrails, decks, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Retaining Walls: Retaining Walls Information

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No deficiencies were observed in the walls relation to the home unless otherwise noted in this report.

Limitations

Grading

GROUNDS LIMITATIONS

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Findings

5.2.1 Vegetation

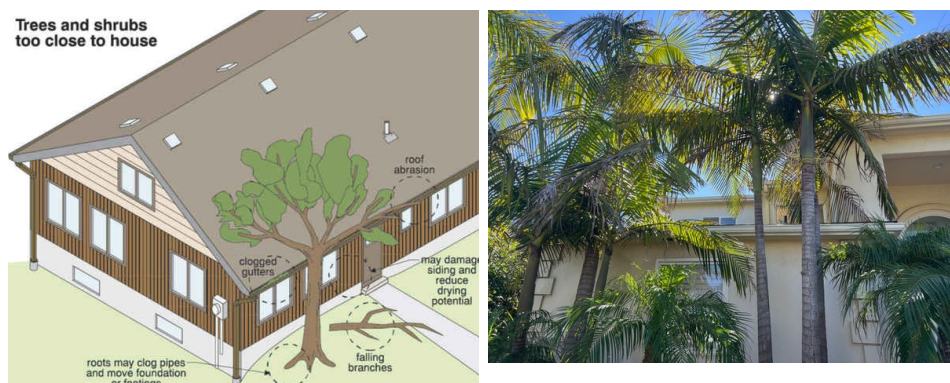


TREE NEAR / CONTACTING BUILDING

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation

Contact a qualified tree service company.



5.2.2 Vegetation



TREE / VEGETATION LESS THAN 10 FEET FROM CHIMNEY

Vegetation such as trees, shrubs and/or vines was in contact with or less than 10 feet from one or more chimney or flue outlets. This is a safety hazard due to the risk of fire. Vegetation should be pruned and/or removed as necessary to maintain a 10 foot clearance between it and all chimney or flue outlets.

Recommendation

Contact a qualified landscaping contractor

5.6.1 Decks/Stairs



DETERIORATED WOOD

The exterior rear wood deck shows Moisture, insect and decay was found at one or more areas. Recommend that a licensed contractor evaluate and repair as necessary. Consult/ refer to termite inspectors report. All rotten wood should be replaced.

Recommendation

Contact a qualified deck contractor.



5.6.2 Decks/Stairs

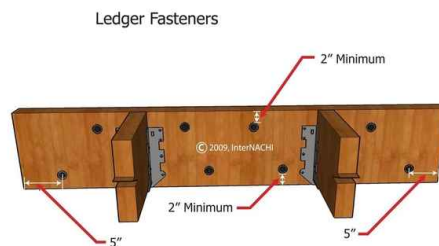
DECK, BALCONY, PORCH UNSTABLE / WOBBLY



One or more decks or porches were unstable due to missing or substandard bracing, or lack of attachment to main structure. This is a safety hazard since severe movement may cause the decks or porches to collapse. A qualified contractor should repair as necessary.

Recommendation

Contact a qualified deck contractor.



5.6.3 Decks/Stairs

DECK SUPPORT MISSING



The exterior rear wood deck assembly appears to be missing structural support. The center span of the deck appears missing to be missing vertical support posts. Caution safety hazard. Refer to a licensed contractor for further evaluations and cost of repairs.

Recommendation

Contact a qualified general contractor.



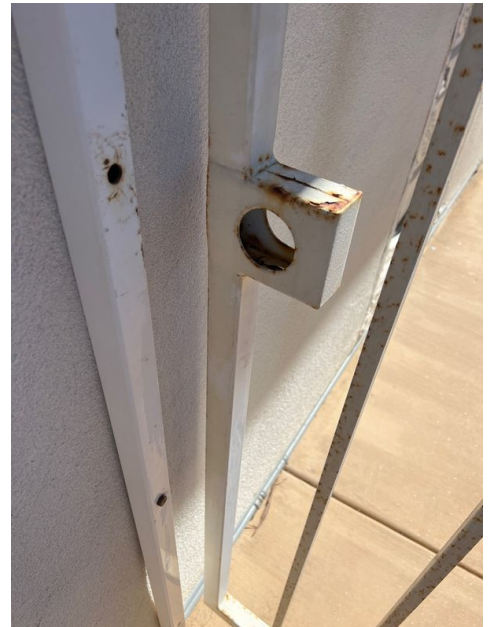
5.8.1 Fences/Gates

GATE LATCH MISSING / DAMAGED

The exterior gates have one or more gates that have missing and/or damaged latch and need repairs by qualified contractor.

Recommendation

Contact a qualified fencing contractor



6: EXTERIOR

Information

Exterior Walls / Trim:	Exterior Walls / Trim: Wall
Construction Material	Covering Material
Wood Frame	Stucco

Exterior Walls / Trim: Wall and Cladding Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Walls / Trim: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Walls / Trim: Exterior Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Eaves / Soffits: Soffit / Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Limitations

Exterior Walls / Trim

EXTERIOR LIMITATIONS

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation.

Findings

6.1.1 Exterior Walls / Trim

FAILING PAINT EVERYWHERE

EXTERIOR DOORS

The paint finish over much of the exterior of the structure was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint the entire building exterior per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Recommendation

Contact a qualified painting contractor.

 Attention Items



6.1.2 Exterior Walls / Trim



Observation Items

PAINT FAILING / SOME AREAS

The paint finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Recommendation

Contact a qualified painting contractor.

6.1.3 Exterior Walls / Trim



Observation Items

CAULKING AGED

EXTERIOR DOORS

Caulk has aged or the surrounding materials have shrunken leaving gaps that can allow moisture penetration. Recommend removing the old caulk and applying new caulk.

Recommendation

Contact a handyman or DIY project

6.1.4 Exterior Walls / Trim



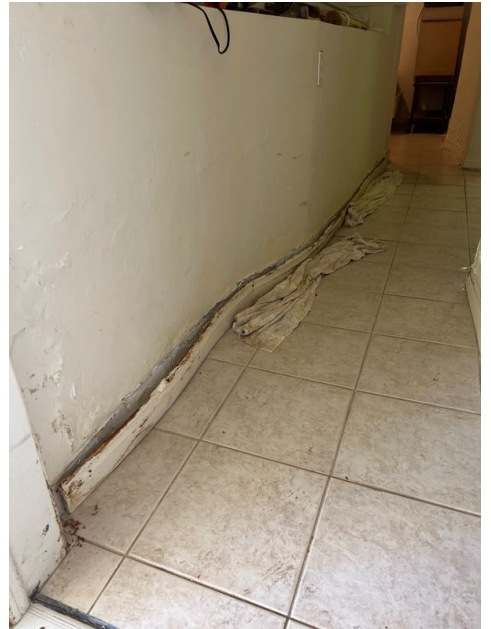
Attention Items

PLANTERS AT SIDING

The exterior planters box is installed on the * rear side of stucco house wall. Caution! There does not appear to be a moisture barrier in place which is conducive to moisture penetration and/or moisture damages to the residence. Note moisture appears to have seeped into the basement area. Refer to a licensed contractor for further evaluations and cost of repairs.

Recommendation

Contact a qualified professional.



6.2.1 Eaves / Soffits

FASCIA TRIM DAMAGED

Trim boards at fascia were deteriorated / damaged at one or more locations. Recommend repairs be made by a qualified contractor.

Recommendation

Contact a qualified general contractor.



7: INTERIOR, DOORS, WINDOWS

Information

Windows: Type

Vinyl

Interior Doors: Interior Door Informations

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Windows: Window Information

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.

Walls: Interior Wall Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Ceiling: Interior Ceiling Information

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Floors: Interior Floor Information

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Countertops & Cabinets: Countertops / Cabinet Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Limitations

Exterior Doors

INTERIOR LIMITATIONS

The following items are not included in this inspection: cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Findings

7.3.1 Windows

OPENING SMALLER THAN 20"X24" / BEDROOM EGRESS

BASEMENT BEDROOM #2

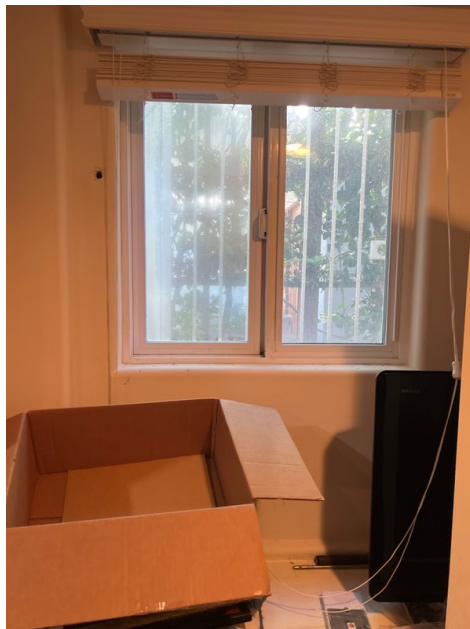
One or more bedrooms had windows that were too small. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a minimum open width of 20 inches and a minimum open height of 24 inches. Grade floor egress windows should have a net clear opening of 5 square feet and other egress windows should have a net clear opening of 5.7 square feet. Recommend that a qualified contractor repair or make modifications per standard building practices.

Recommendation

Contact a qualified window repair/installation contractor.



Safety Concerns



7.3.2 Windows

FOGGED WINDOW



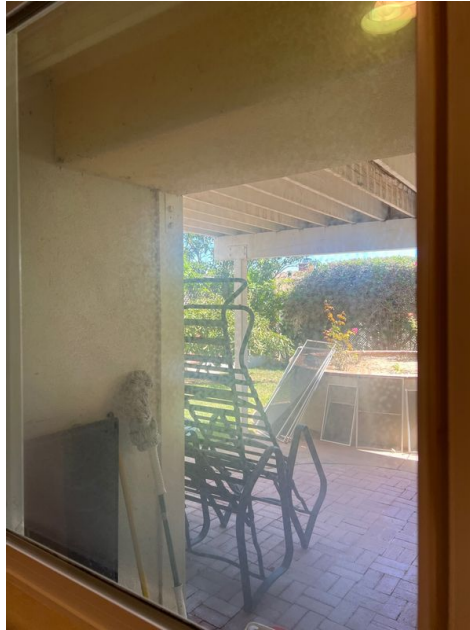
Attention Items

Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass or the entire window.

Note: Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Recommendation

Contact a qualified window repair/installation contractor.



7.8.1 Stairs

STAIR CASE DRYWALL



The residence wood staircase that leads into the basement appears non-permitted. The bottom section of the wood staircase and closet area are non-fire rated, missing 5/8" inch drywall. Safety Hazard. Refer to a licensed contractor for further evaluations and cost of repairs.

Recommendation

Contact your builder.

8: GARAGE / CARPORT

Information

General: Structure Type Attached Garage	General: Occupant Door Solid	General: Vehicle Door Tilt-up
General: Automatic Opener Safety Devices Pressure sensitive	General: Wall Type Finished	General: Ceiling Type Finished

Structure: Garage Area to Living Space Separation Information

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not present, and a qualified contractor can be consulted for more information.

Vehicle Door: Garage Door Information

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Automatic Opener: Garage Door Opener

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Floor, Walls, Ceiling: Walls Information

The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

Floor, Walls, Ceiling: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.
Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Limitations

General

GARAGE LIMITATIONS

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Findings

8.5.1 Automatic Opener

GARAGE DOOR SENORS

GARAGE



The garage door reverse sensors are installed incorrectly. The sensors are * higher above grade/floor surface more than 4" inches which do not meet manufacturers guidelines and pose a potential safety hazard. Refer to licensed garage door contractor for repairs.

Recommendation

Contact a qualified garage door contractor.



8.6.1 Floor, Walls, Ceiling

FLOORS / WALLS OBSCURED

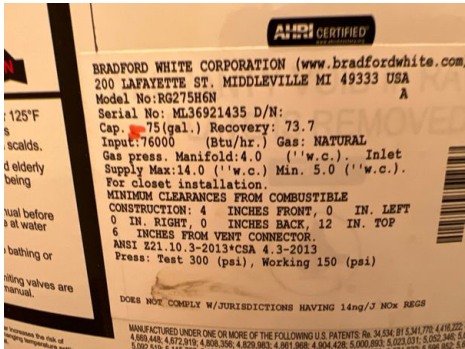
Floor and / or wall areas were obscured by stored items and couldn't be fully evaluated.



9: PLUMBING

Information

Service: Water Service Type Public	Service: Water Service Copper	Service: Sewer Type Public
Drain, Waste, & Vent Systems: Waste Line Materials ABS, Cast Iron	Drain, Waste, & Vent Systems: Vent Materials PVC	Water Heater: Estimated Mfg. Year Unknown
Water Heater: Energy Source / Type Tank	Water Heater: Capacity 75 Gal	Water Heater: Location Closet




Laundry: Information 240 Volt Electric, Gas Supply	Exhaust Fans / Ventilation: Type Exhaust fan, Window	Fuel Systems: Fuel Supply Piping Type Steel & Galvanized Pipe, No CSST (corrugated stainless steel tubing)
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Service: Location Of Main Water Shut Off
Street Curb Side

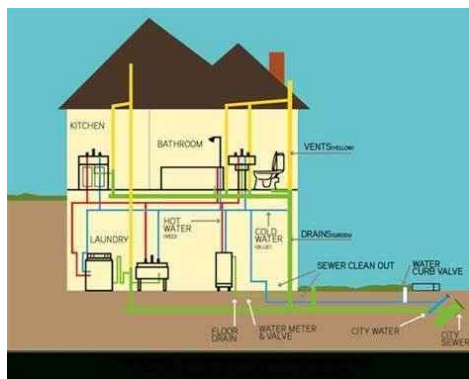


Street Meter Cover

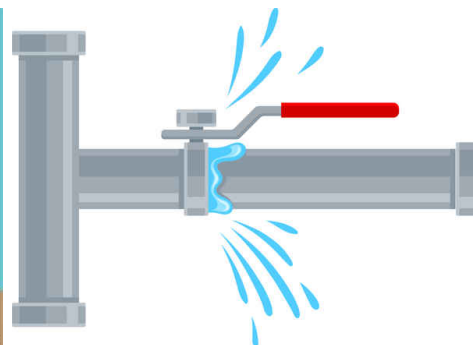
Meter  example

Service: Secondary Water Shut-Off**Adjacent To Residence**

Water Shut-off valves for the plumbing system in the home are not operated or tested during the inspection. Rust and corrosion can build up inside the shut-off valves if they have not been operated for a significant amount of time. This condition poses a risk of a leak or flood from the valve assembly if the shut-off valves is disturbed. This includes any main water shut-offs and valve stops under sinks, connections for laundry machines, inside access panels, and plumbing distribution manifolds.



Plumbing Systems



Ball Valve



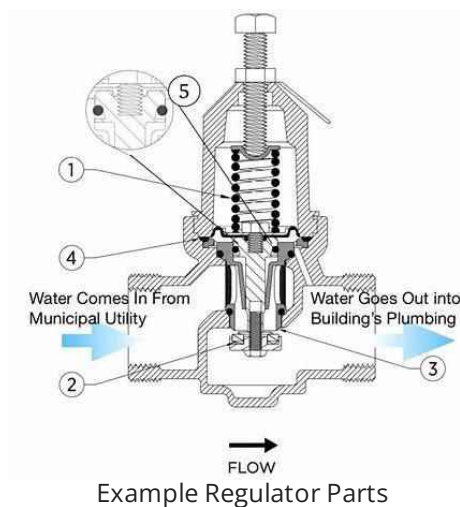
Service: Pressure Regulator Present

Yes

The pressure regulator was inspected visually for leaks or heavy corrosion and/or rust. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.



Example



Example Regulator Parts

Service: Water Pressure

Over 80 PSI

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.



Pressure Gauge

Supply Lines: Materials

Copper

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, & Vent Systems: Drain Line Materials

Cast Iron, ABS

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

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

Crawl space, Exterior

The following locations that can be used to access the sewer line for either inspection and/or unclogging a the sewer drain.

Drain, Waste, & Vent Systems: Drain, Waste, and Vent Pipe Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. Sewer camera inspections are recommended for any home regardless of age due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found.

Water Heater: Recirculation Pump Not Inspected

Recirculation pumps were not inspected by our company. Doing so is outside the scope of a standard home inspection. Recommend further evaluation by a licensed plumber to determine if the recirculating pumps are functional. Please note the recirculation pumps installed at this home were not connected to power at the time of the inspection.



Sinks / Fixtures: Sink Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Toilets / Bidets: Toilet Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bathtub / Shower: Bathtub / Shower Information

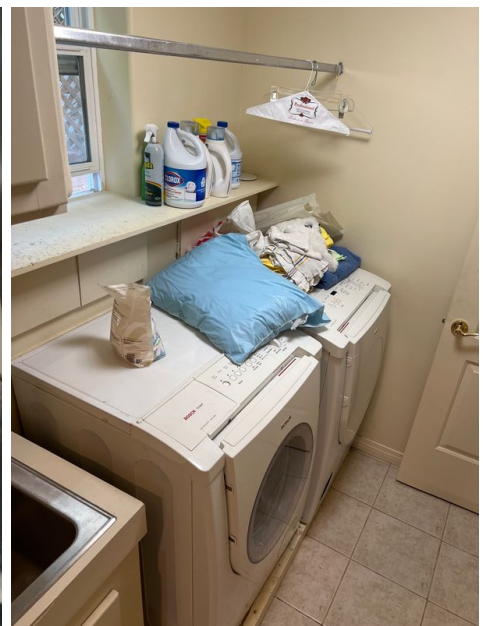
The bathtub/shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Laundry: Laundry Area Photo

Washer and Dryer are not tested as part of a standard inspection. Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a reputable and qualified tradesman.



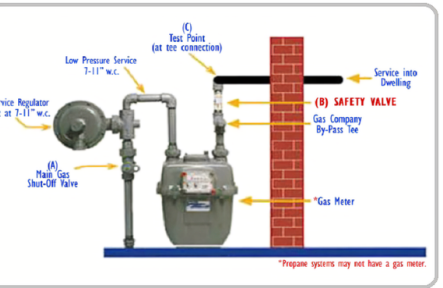
Laundry: Laundry Area Photos



Exhaust Fans / Ventilation: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Fuel Systems: Photo of Main Gas Shutoff



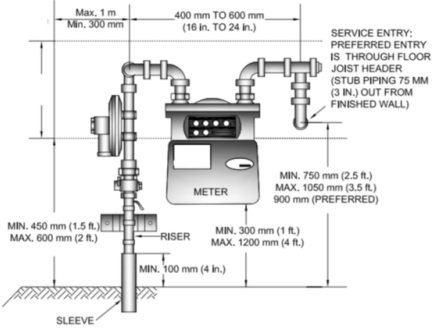
Gas Meter



Fuel Systems: Fuel Service Type
Natural Gas



Meter Example



Meter Chart

Fuel Systems: Main Gas Shut-off Location
Gas Meter

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

Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

The following items are not included in this inspection: 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. Any comments made regarding these items are as a courtesy only. Note that 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, overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. 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.

Excluded Items

WATER HEATER LIMITATIONS

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Findings

9.1.1 Excluded Items



Attention Items

IRRIGATION / SPRINKLERS

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Recommendation

Contact a qualified professional.

9.1.2 Excluded Items



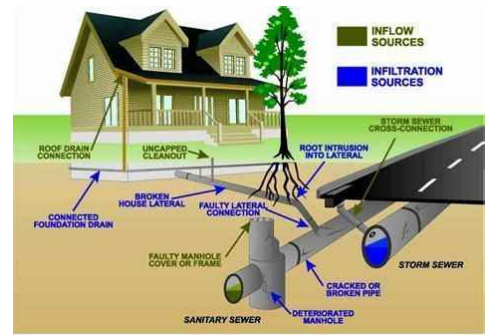
Attention Items

DRAIN LINE SCOPE RECOMMENDED

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain and look for slow or clogged drains at each fixture. This test is very limited and does not ensure that the main drain line is not blocked or clogged and truly functional. Only a sewer line video scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. This service can be provided by our company at request and is highly recommended.

Recommendation

Contact a qualified professional.

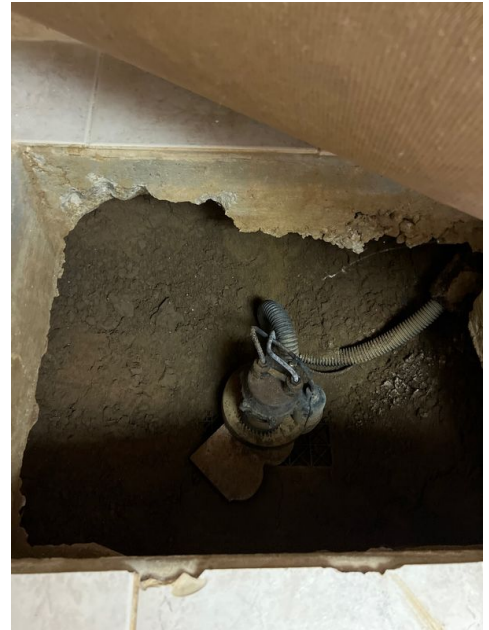


9.1.3 Excluded Items

SUMP PUMP

Note: A sump pump was present on the property. The system was not tested and requires ongoing maintenance. Recommend consulting with owner for history and any documentation and instructions that may be available at this time.

Attention Items



9.3.1 Supply Lines

MIXED METALS / ELECTROLYSIS

The copper water pipe have galvanized hangers, straps or mixed metals. Caution unlike metals and/or mixed metals in contact with one another cause rust, oxidation, and/or electrolysis which are prone to causing pinhole water leaks in copper pipes. Refer to licensed plumbing contractor for repairs as needed.

Recommendation

Contact a qualified plumbing contractor.

Attention Items

9.3.2 Supply Lines

WATER PRESSURE

BASEMENT

The basement water pressure to plumbing fixtures appears to be weak and inadequate. Refer to a licensed plumbing contractor for service and repairs.

Recommendation

Contact a qualified plumbing contractor.

Attention Items

9.5.1 Water Heater



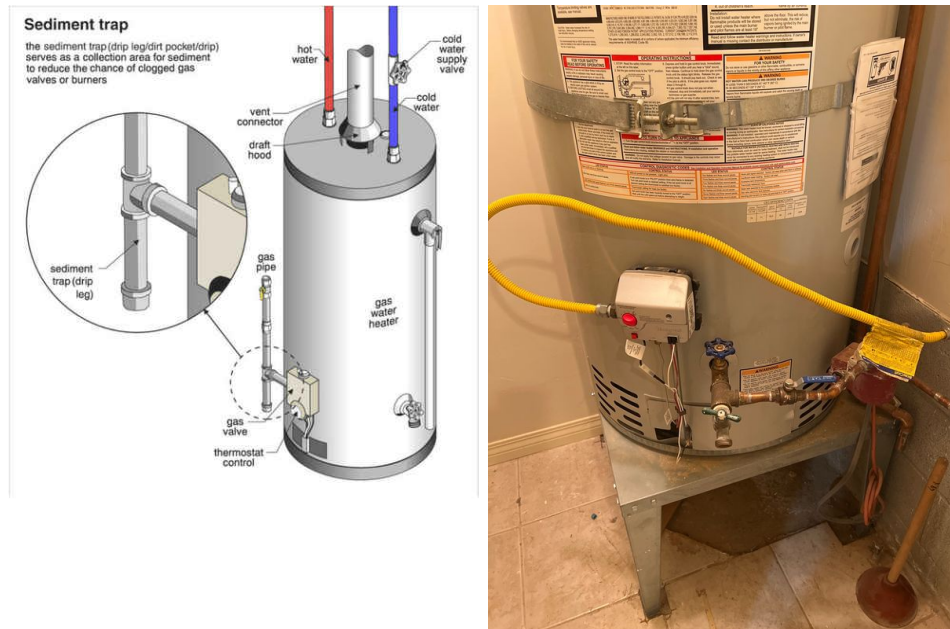
Attention Items

SEDIMENT TRAP (DRIP LEG)

The gas supply pipe at the water heater did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering and clogging the water heater gas valve which could cause the water heater to shut down. Recommend having a drip leg installed by a qualified licensed plumber.

Recommendation

Contact a qualified professional.



9.5.2 Water Heater



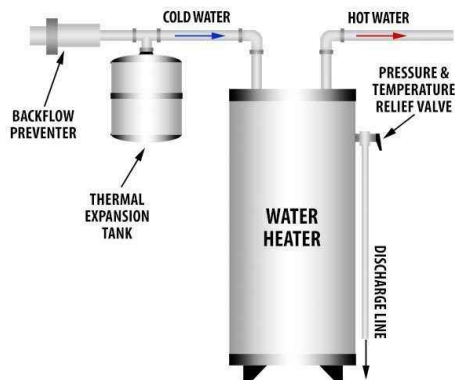
Observation Items

NO EXPANSION TANK (FYI)

An expansion tank was not installed for the water heater. Current standards and manufacturers instructions recommend that expansion tanks be installed during water heater installations on closed loop systems. The presence of a pressure regulator where the water pipe enters the home, prevents back flow, and makes this a closed loop system. When water is heated, it expands, and can put pressure on the water heater or plumbing components, the expansion tank provides an area for this "expanded" water to enter. The installation of an expansion tank is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

TYPICAL RESIDENTIAL INSTALLATION

9.5.3 Water Heater

FLUE / DRAFT HOOD IMPROPERLY INSTALLED / SUBSTANDARD

The water heater vent flue and/or draft hood was improperly installed. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. A qualified person should install the draft hood / vent flue per standard building practices.

Recommendation

Contact a qualified plumbing contractor.

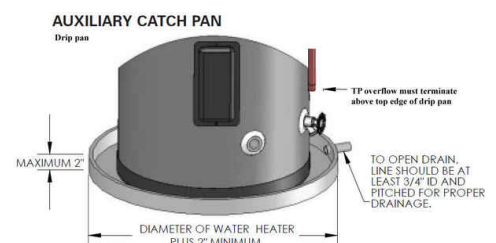
9.5.4 Water Heater

NO CATCH / SMITTY PAN INSTALLED

The water heater is not equipped with a drain pan. This is a recommended correction when the appliance is installed in a location where failure may pose a potential for water damage. Refer a licensed plumbing contractor for correction.

Recommendation

Contact a qualified plumbing contractor.



9.5.5 Water Heater

NO DRAIN INSTALLED FOR CATCH PAN / DRAIN DAMAGED / INCOMPLETE

A catch pan was installed below the water heater, but no drain line was visible or the drain was damaged or incomplete. Typically such catch pans hold only a gallon or two of water. If the water heater fails and leaks significantly, nearby flooring and wall materials, or finished spaces below (if any) may get water-damaged. Normally, a drain line is installed at the catch pan to route any accumulated water outside the structure. Consider having a qualified contractor install a drain line per standard building practices.

Recommendation

Contact a qualified plumbing contractor.

9.5.6 Water Heater



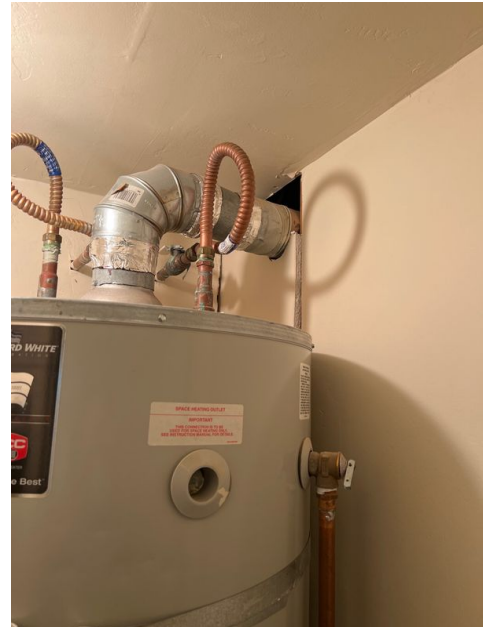
Safety Concerns

TOO CLOSE TO COMBUSTIBLE MATERIAL

Combustible material was too close to the water heater. This is a fire hazard. Recommend that all combustible material be removed.

Recommendation

Contact a handyman or DIY project



9.5.7 Water Heater



Attention Items

**FLUE - INADEQUATE CLEARANCE**

There appeared to be inadequate clearance between the water heater flue pipe and combustible materials at one or more areas. This condition can prove to be a safety concern. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time for safety.

Recommendation

Contact a qualified plumbing contractor.

9.5.8 Water Heater



Safety Concerns

FRESH AIR VENT MISSING

The *crawl space / basement gas appliances water heater and furnace are missing and lacking the required combustion air-vent fresh- air vents within crawl space. Caution safety hazard. Conditions are susceptible to carbon monoxide gases seeping into residence. Refer to licensed HVAC contractor for further evaluations and cost of repairs.

Recommendation

Contact a qualified plumbing contractor.

9.6.1 Sinks / Fixtures



Observation Items

DRAINED SLOWLY / CLOGGED

BASEMENT BATHROOM #3 MASTER BATHROOM 2ND FLOOR

One or more sinks drained slowly or were clogged. Recommend clearing drain and/or having a qualified plumber repair if necessary.

Recommendation

Contact a qualified plumbing contractor.



9.6.2 Sinks / Fixtures

FAUCET FAULTY

1ST FLOOR BATHROOM SINK & TUB

One or more sink & tub faucets appeared to be stiff / faulty. Recommend repairs be made by a qualified licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Attention Items



9.6.3 Sinks / Fixtures

WATER SUPPLY VALVES HOSES RUST

The water supply valves and supply hoses beneath the bathroom sinks and toilets show rust and oxidation which are susceptible to leakage. Refer to plumbing contractor for cost of replacement.



Observation Items

Recommendation

Contact a qualified plumbing contractor.

9.8.1 Bathtub / Shower



Attention Items

BATHTUB FAUCET LOOSE

The bathtub faucet was loose. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



9.8.2 Bathtub / Shower



Attention Items

DIVERTER - TUB SPOUT LEAKS WITH SHOWER ON

The tub diverter(s) did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified professional.

9.8.3 Bathtub / Shower



Attention Items

DRAINED SLOWLY / CLOGGED - BATHTUB

The bathtub drained slowly or was clogged. Recommend clearing drain and/or that a qualified plumber repair if necessary.

Recommendation

Contact a qualified plumbing contractor.

9.8.4 Bathtub / Shower



Safety Concerns

FAILED SHOWERPAN

Tiled shower pan was flood tested and leaks were detected. Recommend further evaluation and needed repairs by a qualified licensed contractor.

Recommendation

Contact a qualified general contractor.

9.8.5 Bathtub / Shower

GROUT SUBSTANDARD

2ND FLOOR BATHROOM MASTER

The tile surround has cracked or missing grout between the tiles and needs repair or replace. There may be water damage to the wall behind the tiles which is not visible. Determining if water damage exists in the wall behind tiles is beyond the scope of our general home inspection. Recommend having the tiles repaired by a licensed tile contractor. Additional repairs may be required when tiles are removed. This area should be evaluated further by a qualified licensed tile contractor prior to the end of your contingency period.

Recommendation

Contact a qualified general contractor.

 Attention Items

9.8.6 Bathtub / Shower

MIXING VALVE ADJUSTMENT

The mixing valve needs adjustment as the water temperatures were not proper. Recommend that a qualified plumber repair or replace components as necessary.

Recommendation

Contact a qualified plumbing contractor.

 Attention Items

9.8.7 Bathtub / Shower

TILE SUBSTANDARD

Tile and/or grout in one or more locations were damaged, deteriorated, or substandard (e.g. loose or cracked tiles, missing grout). Water can or may have damaged the wall structure as a result. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified general contractor.

 Attention Items

9.8.8 Bathtub / Shower

MIXING VALVE FAULTY

2ND FLOOR 1ST FLOOR

Water mixing valve at one or more tubs and/or showers appears to be faulty. Recommend repairs be made by a qualified licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Attention Items

9.8.9 Bathtub / Shower

SHOWER HEAD CLOGGED

Shower head appeared to be clogged or had low flow. Recommend repair by a qualified person.

 Attention Items

Recommendation
Contact a qualified plumbing contractor.

9.8.10 Bathtub / Shower

 Observation Items

CLOGGED OR RESTRICTED FLOW AT SHOWER HEAD

At the time of the inspection one or more of the bathroom shower heads was clogged or suffering from restricted flow at the shower head. Correction is advised.

Recommendation
Contact a qualified professional.

9.8.11 Bathtub / Shower

 Safety Concerns

SHOWER PAN LEAKING

BASEMENT BATHROOM #2

The shower stall and/or shower pan is leaking water into adjacent bedroom floor and side walls. Caution. Conditions are prone to further unforeseen moisture damages at rear wall cavity. Refer to a licensed contractor for further evaluations and cost of repairs.

Recommendation
Contact a qualified general contractor.



9.11.1 Irrigation

 Attention Items

IRRIGATION SYSTEM NOT TESTED

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commercial referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.



Recommendation

Contact a qualified professional.

9.12.1 Fuel Systems

CSST BONDING



CSST or Corrugated Stainless Steel Tubing is a flexible pipe often used for gas fuel distribution to appliances within a building.

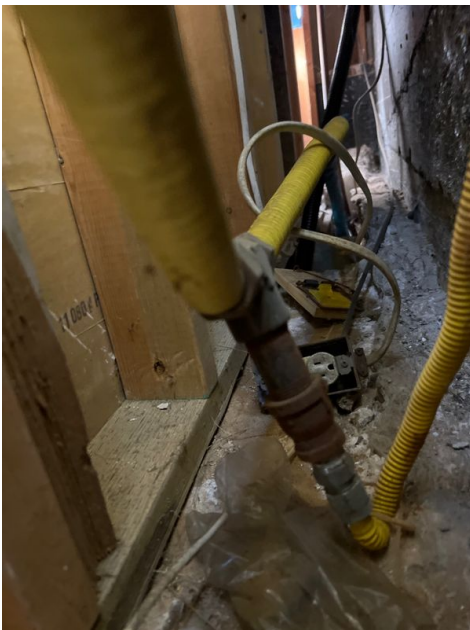
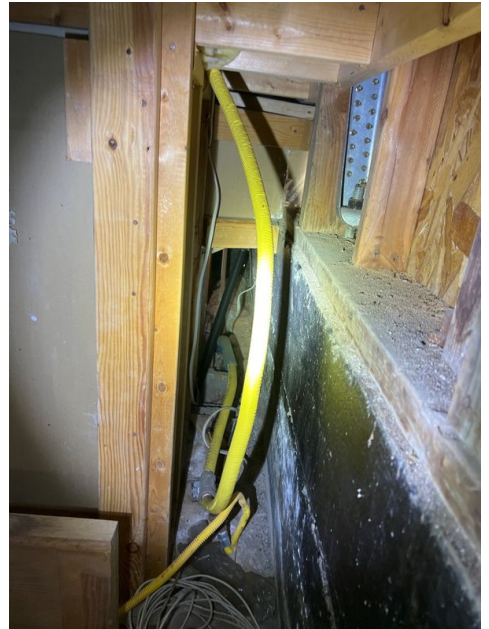
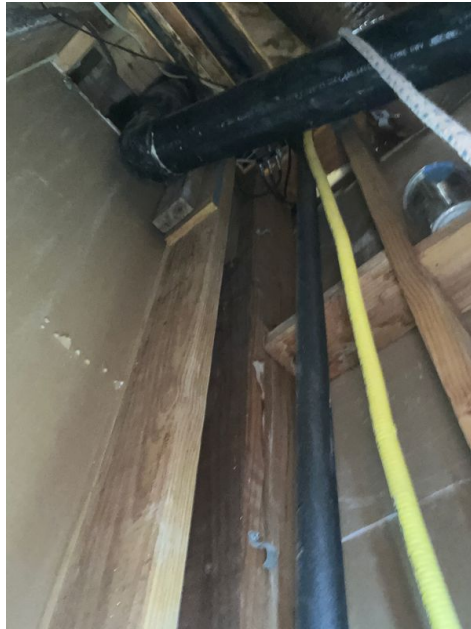
Although CSST provides many benefits in cost savings during installation, one danger presented is when the product becomes "electrically charged".

Many manufacturers have issued revised installation guidelines in order to prevent fires caused by electrical events. This included "bonding" the CSST to a ground connection in order to provide an outlet for the electrical current.

The inspector was not able find evidence that the CSST system was bonded and recommend contacting a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



9.12.2 Fuel Systems

MISSING SEDIMENT TRAP

No sediment trap was present for one or more appliances gas lines. Sediment traps are a T and are placed to prevent moisture and tiny debris in the gas system from entering the combustion chamber prolonging the life of the appliance. Recommend a plumber add a sediment trap per standard building practices.

Recommendation

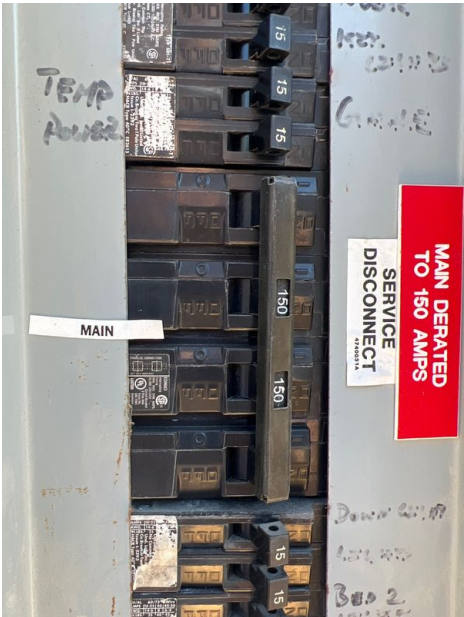
Contact a qualified plumbing contractor.



10: ELECTRICAL

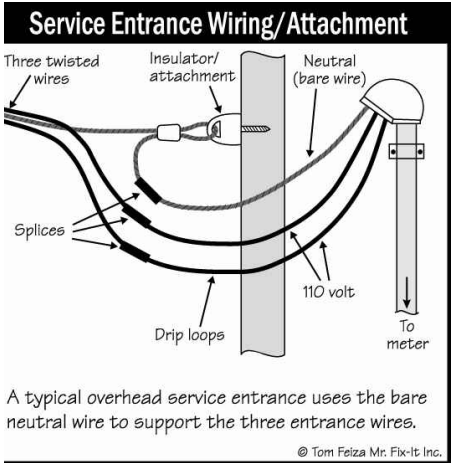
Information

Service: Information 120-240 Voltage	Service: Entrance Conductor Material Copper	Panels: Panel Capacity 150 AMP
Panels: Main disconnect rating 150 AMP	GFCI / AFCI Protection: GFCI reset locations Bathrooms, Exterior, Master bath, Kitchen	Wiring: Wiring Type Non Metallic Sheathed

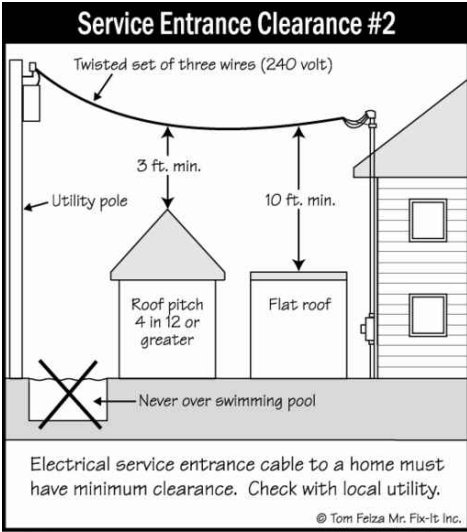


Service: Overhead Service Lateral Information

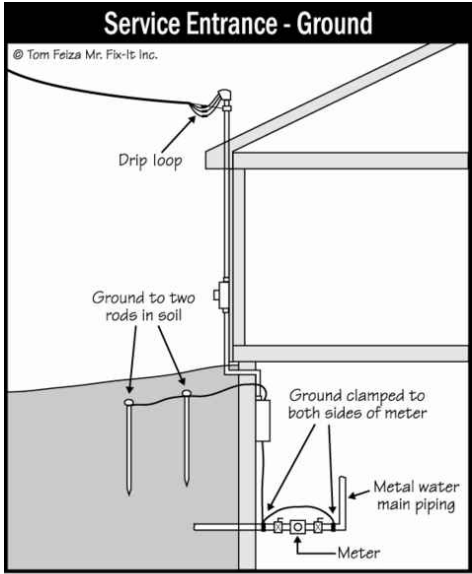
Power was supplied to the home via an overhead service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.



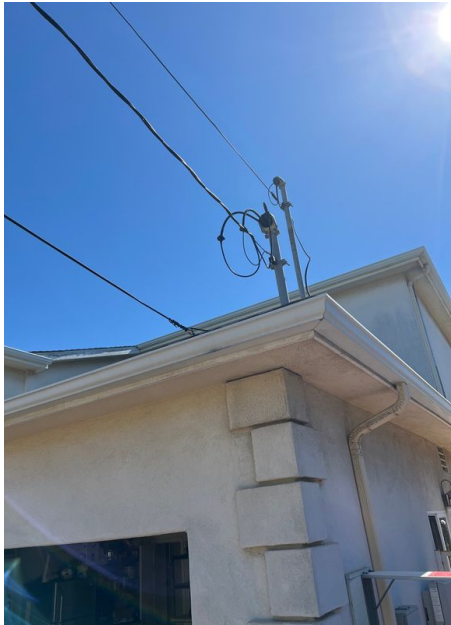
E025



E029



E029



Panels: Main Panel Location
Exterior

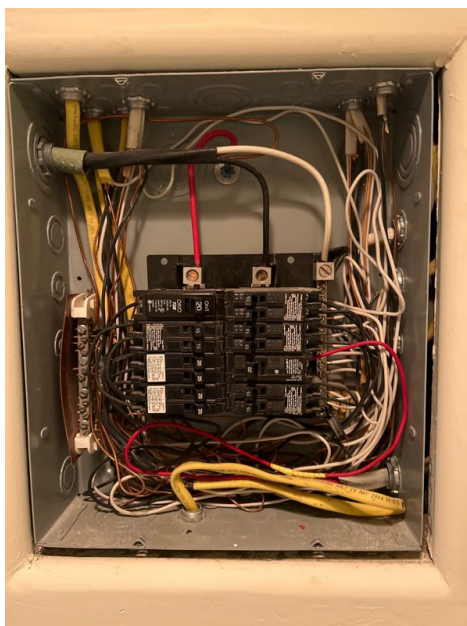
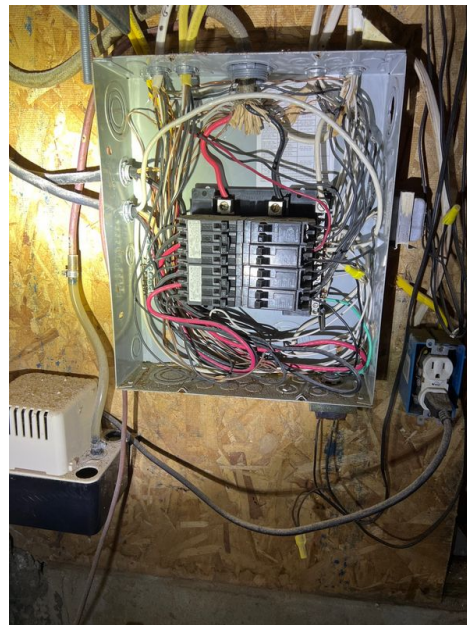


Panels: Sub Panel Location(s)

Panel -1 & Panel -2

Basement / Crawlspace

View of the electrical sub panel and components" at the time of inspection. Circuit breakers are functional and no burn marks on screw heads or wiring. Monitor conditions.

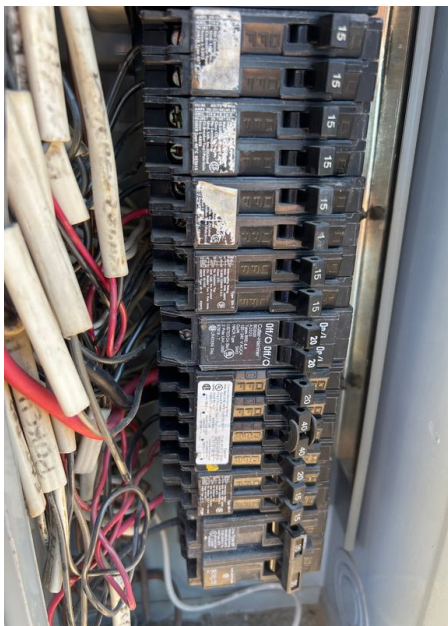
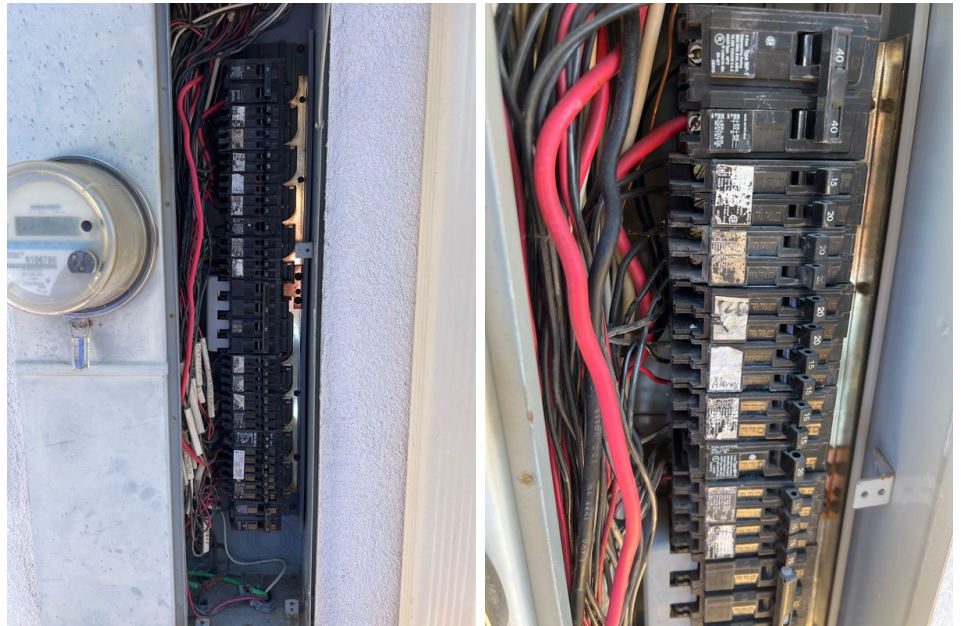
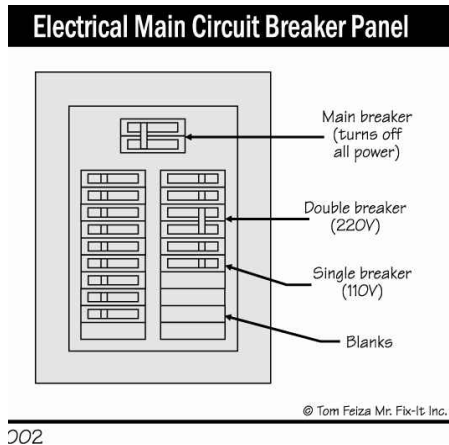
**Panels: Panel Equipment Photographs**

Picture inside of the main electrical panel. The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended

Panel Wiring & Breakers: Over protection devices

Breakers

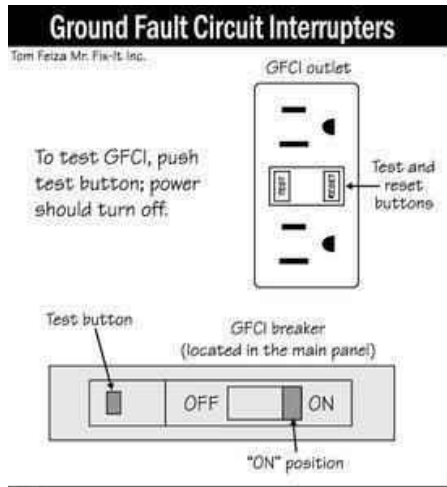
The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.



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.

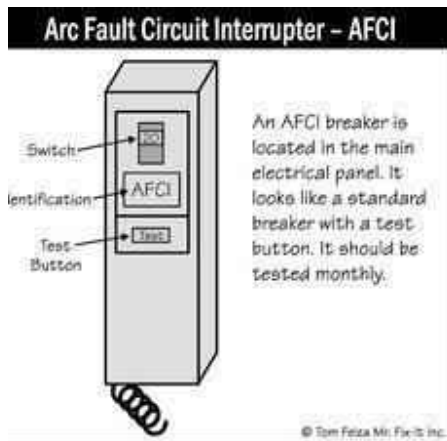


078

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

GFCI / AFCI Protection: Lack of Adequate AFCI Protection

The *electrical service is not equipped with adequate AFCI protection as per today's building requirements. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- 1. Bedrooms (since 1999)
- 2. Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)



Wiring: Exterior Lighting

Our company does not test low voltage/exterior lighting. Recommend asking the sellers to demonstrate that all exterior landscape lighting is functional, before the removal of contingencies.

Smoke Detectors / CO Alarms / Door Bell: We Do Not Inspect Smoke Detector

We do not inspect smoke detectors or carbon monoxide devices as part of our inspection. We disclaim any all responsibility for these products. Refer to the home owners disclosure to advise.

Smoke Detectors Required

In newer construction, smoke detectors must be in each bedroom, adjoining hall, and at least one at each level (including the basement). The smoke detectors must be interconnected and hardwired, and must have a battery backup.

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116

Limitations

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors; security, intercom and sound systems; communications wiring,. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Findings

10.1.1 Excluded Items

 Attention 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.

10.1.2 Excluded Items

 Attention Items

PHOTOVOLTAIC SOLAR ENERGY SYSTEM

Note: A photovoltaic solar energy system was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified electrician review this system and make repairs if necessary.

Recommendation
Contact a qualified professional.



10.3.1 Panels

LEGEND SUBSTANDARD

SUB PANEL -2

Panel legend(s) was/were missing, incomplete, illegible or confusing. This is a hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.



Attention Items



10.4.1 Panel Wiring & Breakers

DOUBLE TAP BREAKER / FUSE

CRAWLSPACE SUB PANEL

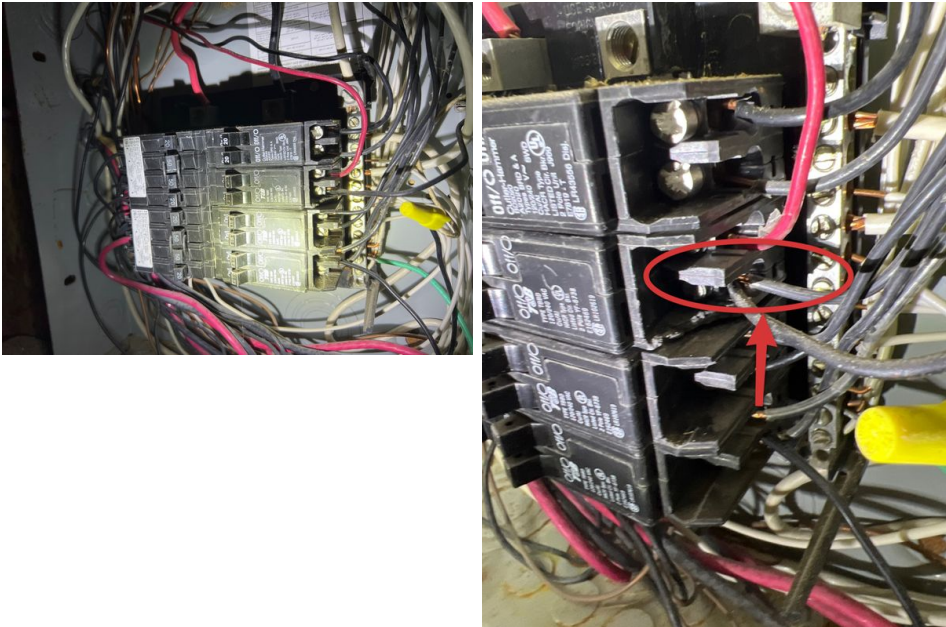
One or more circuit breakers and/or fuses were "double tapped," where two or more wires were installed in the breaker's / fuse's lug. Most breakers / fuses are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



10.4.2 Panel Wiring & Breakers

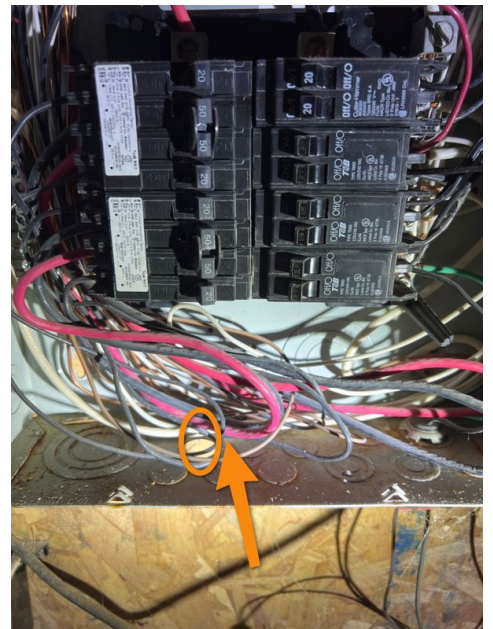
Attention Items

OPEN VOIDS

The electrical panel has open voids/slots. Caution ⚠ area is prone to rodents nesting inside the electrical panel and wall cavity. Safety hazard Refer to licensed electrical contractor for repairs.

Recommendation

Contact a qualified electrical contractor.



10.4.3 Panel Wiring & Breakers

Attention Items

ABANDON WIRE

The electrical sub panel has abandoned/ floating wire(s). Caution. Potential safety hazard. Seek a licensed electrical for maintenance and repairs.

Recommendation

Contact a qualified electrical contractor.



10.5.1 GFCI / AFCI Protection

GFCI BREAKER ISSUE

BASEMENT BATHROOM #1 BATHROOM #3

One or more ground fault circuit interrupter (GFCI) circuit breakers in panel(s) were not functioning properly (wouldn't trip / wouldn't reset) when tested. GFCI breakers reduce the chance of shock when using equipment in wet areas. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



11: BUILT-IN APPLIANCES

Information

General: Range / Oven / Cooktop Energy Source / Supply Natural Gas	General: Oven Self Cleaning No	General: Exhaust / Ventilation Type Hood
General: Fridge stays? Yes	General: Fridge water supply connection Unknown	

General: Appliances Not Moved

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

General: Home Warranty

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

General: We do not inspect refrigerators or microwaves

View of the kitchen at time of inspection. We do not inspect refrigerators and/or microwave ovens as part of the standard inspection.

Exhaust / Ventilation: Exhaust Vent

The range exhaust vent was tested and was functional at the time of the the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the unit.

Dishwasher: Dishwasher

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.

Garbage / Food Disposal: Food Waste Disposer

The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

Refrigerator: Refrigerator

Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

I could not identify or inspect the water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet. Moving refrigerators is out of the scope of a home inspection. If concerned we recommend verifying that the water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.



Limitations

General

APPLIANCE LIMITATIONS

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, lights, central vacuum systems, elevators and stair lifts. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Findings

11.3.1 Range/Oven/Cooktop

ANTI TRIP BRACKET MISSING

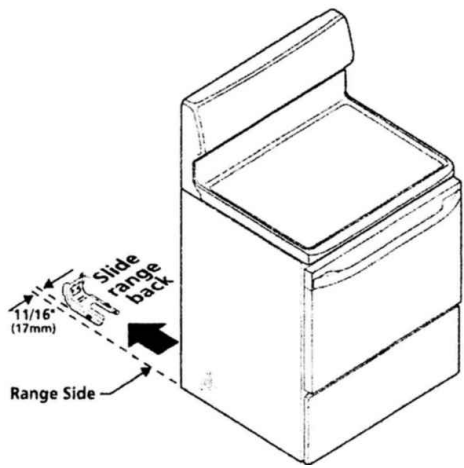
BASEMENT KITCHEN

An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.

Recommendation

Contact a handyman or DIY project





11.3.2 Range/Oven/Cooktop

COOKTOP / STOVETOP IGNITOR INOPERABLE

BASEMENT

The ignitor(s) for the cooktop / stovetop burner(s) were Inoperable. Recommend repairs by a qualified appliance repair person.

Recommendation

Contact a qualified appliance repair professional.



11.3.3 Range/Oven/Cooktop

KITCHEN STOVE GAS FLEXIBLE PIPE WRONG

The kitchen gas pipe connection is inadequately installed through rear wall. Safety hazard. Refer to a licensed contractor for repairs.

Recommendation

Contact a qualified general contractor.





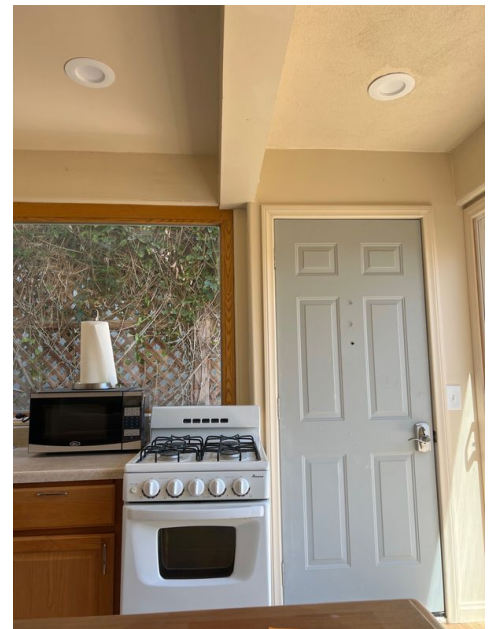
11.3.4 Range/Oven/Cooktop

KITCHEN GAS STOVE MISSING EXHAUST VENT Attention Items

The kitchen gas cook top surface is missing approved ventilation "exhaust hood" above the *gas cook top surface. Caution uniform standards require ventilation above gas cook-top appliance. Safety hazard. Susceptible to carbon monoxide poisoning. Refer to licensed contractor for cost of repairs.

Recommendation

Contact a qualified appliance repair professional.



11.6.1 Garbage / Food Disposal

GARBAGE DISPOSAL NON FUNCTIONAL Observation Items

Kitchen garbage disposal nonfunctional at time of inspection. Seek replacement by licensed appliance contractor.

Recommendation

Contact a qualified appliance repair professional.

12: HVAC

Information

Heating / Forced Air: Estimated Year Mfg. Unknown	Heating / Forced Air: Location Crawl space	Heating / Forced Air: Energy source Natural gas
Air Conditioner: Estimated Year Mfg. 15 or more years old	Air Conditioner: Location Exterior	Air Conditioner: System Type Split system



Ducts and Registers: Type Ducts and Registers	Filter & Thermostat: Filter Size 20x20x1
---	--

Heating / Forced Air: Appears Functional

Heat system appears to be in working order. Supply air from the heating system should be 90 degrees Fahrenheit or higher.

The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of this inspection.

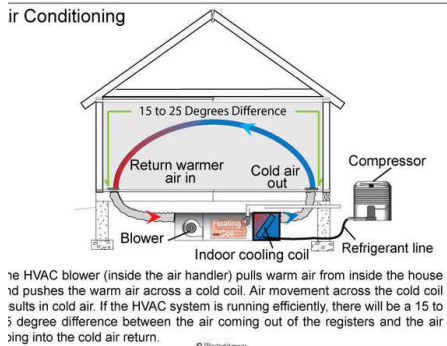
Heating / Forced Air: HVAC Sytem Functional

The HVAC Heating & Air Conditioning were functional during the time of the inspection. The system responded to thermostat commands. The system differential temperature appears consistent with the standards of practice. The system components show no visible damages. Monitor conditions and seek semi-annul maintenance as required by the manufacturer.

Air Conditioner: Temperature split

20 F*

A common way of inspecting a homes air conditioning system is by obtaining temperature measurements in the home before and after air cycles through the air conditioning system. Temperature readings are taken at a vent blowing into a room (supply side) of the AC system and deducted from temperature readings taken at the air filter (return side). The difference in temperature called a "temperature split" or differential, gives an indication of how well the air conditioning system is performing overall. The national average for a system in the US should read between 15 and 25 degrees.



Air Conditioner: Appears Functional

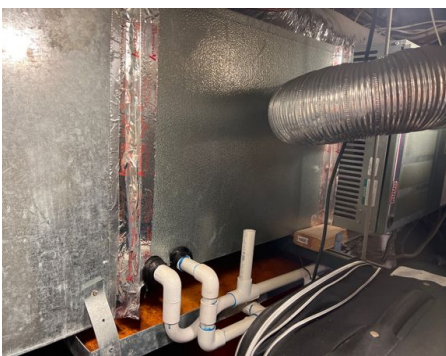
The photo(s) below is/are a thermal image of the air temperature at supply and return air register(s) at the time of this inspection.

Note: Please be aware that when an air Conditioner is tested during cooler or cold seasons the temperature recorded can be inaccurate due to certain pressures in the system.



Air Conditioner: Equipment Photos

A/C system was tested using normal operating controls. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the cooling mode, it is an indication that the major components are operational. If a more detailed evaluation of the cooling capacity is desired, a HVAC company should be consulted prior to closing.



Ducts and Registers: Ducting / Registers only Partial

Note: Some sections of the structure do not have forced air heating / cooling ducting routed to rooms.

Ducts and Registers: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Filter & Thermostat: Filter Location(s)

Basement

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30 days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Filter & Thermostat: T-stat Location(s)

1st floor hallway

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat.

Limitations

General comments

HVAC LIMITATIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Findings

12.1.1 General comments

 Attention Items

SERVICE HEATING / COOLING SYSTEM

The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

12.2.1 Heating / Forced Air

 Attention Items

SEDIMENT TRAP (DRIP LEG)

The furnace gas piping is not equipped with a sediment trap. Advise installation by a licensed plumber or qualified professional to comply with today's HVAC safety standards.

Recommendation

Contact a qualified professional.



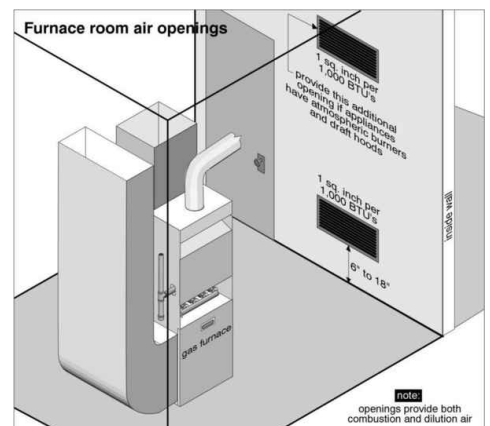
12.2.2 Heating / Forced Air

INSUFFICIENT COMBUSTION AIR SUPPLY

Based on the location and the visible venting, the furnace had a substandard source of combustion and/or dilution air. All gas and oil-fired appliances require adequate air for combustion, dilution and ventilation. This is a potential safety hazard and may result in combustion fumes entering living spaces. Recommend that a qualified HVAC contractor evaluate and repair per standard building practices. For example, by extending one of the supply tubes downward.

Recommendation

Contact a qualified HVAC professional.



12.2.3 Heating / Forced Air

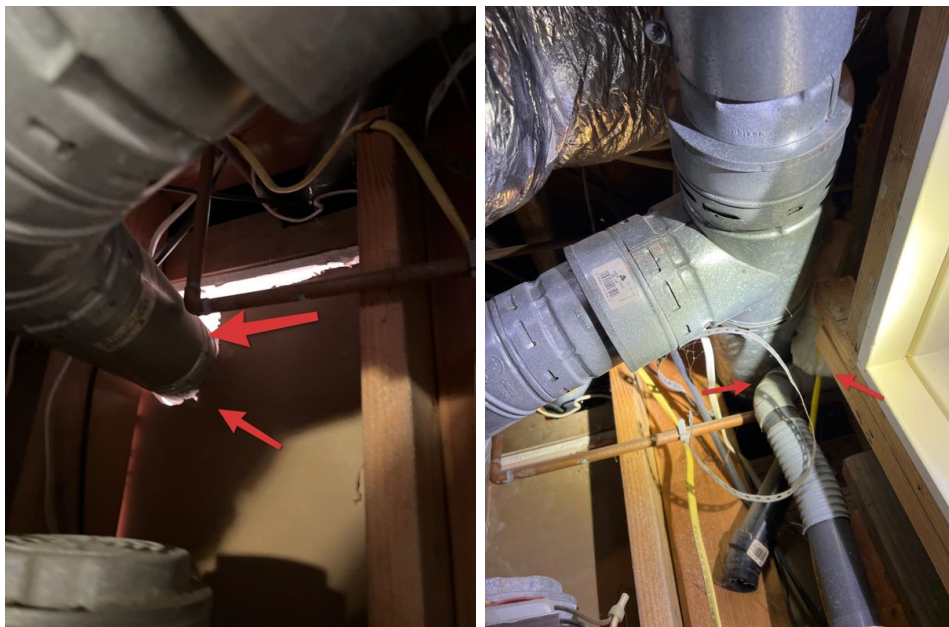
COMBUSTIBLE MATERIAL TOO CLOSE

The Type B vent for the furnace lacked adequate clearance from combustibles. These vents are required to have a minimum of 1 inch clearance from combustibles. Repairs are recommended as needed by an HVAC contractor to gain proper clearance for safety.

Recommendation

Contact a qualified professional.





12.2.4 Heating / Forced Air

FURNACE / HEATING SYSTEM TOO SMALL

BASEMENT CRAWLSPACE

The furnace / heating system appears to be too small for the structure. Recommend further evaluation and needed repairs be made by a qualified licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Safety Concerns

12.4.1 Ducts and Registers

DUCTING IN NEED OF CLEANING

Significant amounts of debris, dirt and/or dust were visible in one or more sections of supply and/or return air ducts for the heating or cooling system. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers." At a minimum, the visible debris should be thoroughly cleaned. Recommend that a qualified contractor clean the ducts.

Click [here](#) for more information on duct cleaning in relation to indoor air quality.

Recommendation

Contact a qualified professional.



Safety Concerns

13: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Fireplaces, Stoves & Inserts: Type	Fireplaces, Stoves & Inserts: Gas	Chimney(s): Type
Living Room Free standing Fireplace, Metal Insert	log lighter Yes	Metal



Fuel Burning Appliance Flue(s):
Type
Type B, Metal

Fireplaces, Stoves & Inserts: Pilot light not lit

The pilot light for the gas logs was not lit at the time of inspection. Gas fireplaces are not tested for functionality if the pilot is not lit, as there are specic igniting instructions that must be closely followed for safety, and these ignition steps vary from manufacturer to manufacturer. Gas log manufacturers highly recommend that the instruction manual is given to the new owners so that the steps for ignition are known and safety precautions are followed. I recommend confirming proper operation of the logs prior to the end of your inspection contingency period.

Fireplaces, Stoves & Inserts: Recommend secondary evaluation

An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period. This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

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 replaces 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 replace has a proper air draw.

Findings

13.2.1 Chimney(s)



CHIMNEY LINER DIRTY

Chimney liner had layer of creosote/soot/dust, so inspection of the underlying structure was limited. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.

14: ATTIC, INSULATION & VENTILATION

Information

Access: Access Location(s) Bedroom closet	Access: How Viewed Viewed From Hatches	Structure & Sheathing: Types Rafters, Trusses
Attic Insulation: Insulation Type Missing	Attic Insulation: Estimated R Value Not Determined	Exhaust & Ventilation: Ventilation Type Bathroom Vents

Access: Attic Views

NOTE: Due to typical design/accessibility constraints (insulation, storage, etc..) evaluation of the attic areas, roof decking, sheathing, gas lines, electrical and plumbing elements, condensate lines, including structural components, is generally limited. Additional items may also affect the ability to enter attic area, security wires, electrical and/or added alterations to attic and it's components.

Limitations

Access

ATTIC LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Findings

14.1.1 Access

ATTIC INSULATION MISSING

 Observation Items

There is no attic insulation in the attic space above *bedrooms, and bathroom(s),which is mandatory by current standards and the necessary to conserve energy, we recommend that you obtain estimates prior to sale.

Recommendation

Contact your builder.



14.3.1 Attic Insulation

Attention Items

NONE

No ceiling insulation was installed in the attic. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices (typically with an R rating of R-38).

Recommendation

Contact a qualified insulation contractor.

14.4.1 Exhaust & Ventilation

Attention Items

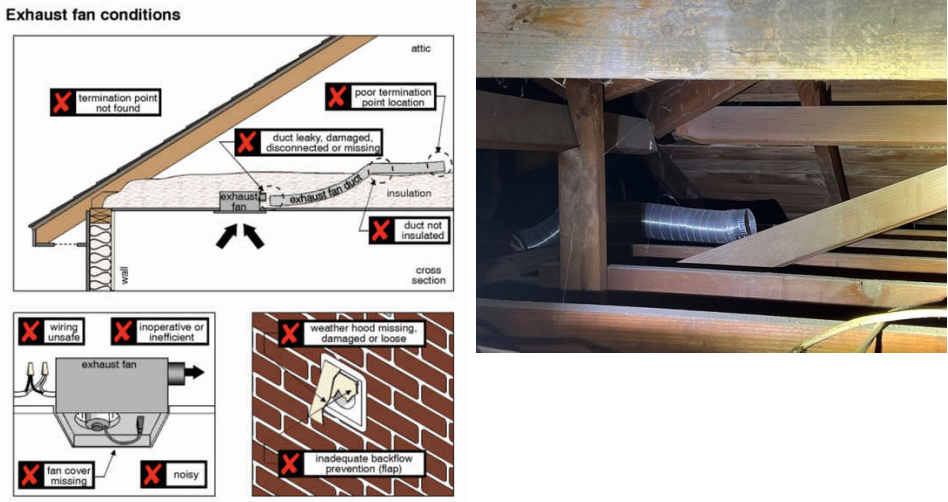
BATHROOM VENT TERMINATES IN ATTIC

The ventilator for the bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified person properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.

Exhaust fan conditions



15: FOUNDATION

Information

Foundation: Foundation Type	Foundation: Foundation / Stem Wall Material	Foundation: Footing Material
Raised Concrete Stem Wall	Concrete	Concrete

Seismic Re-Inforcement: Anchor Bolts / Hold Downs
Installed

Foundation: Raised Foundation

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with foundation contractor, a structural engineer, or a geologist, but this should not deter from seeking an opinion of any such expert.

Foundation: Crawl Space Views

The crawl space area was inspected where possible. I make every attempt to inspect around the perimeter of the crawl space and then throughout the crawl space evaluating areas for moisture intrusion, damage, or other deficiencies. Inherently there are often areas that are either physically or visually inaccessible due to referenced obstructions and/or clearance issues. A percentage of the amount of the crawl space that was safely and visually accessible will be listed above. The inspection of the crawl space area is limited to visual portions only, and any items or areas not visually accessible are excluded from this inspection.

Foundation: Insulation Between Joice/Trusses

Insulation was present between the floor joists/trusses. This insulation obscured visual accessibility of the subfloor, as well as most portions of the floor structure (joists, etc.). Portions of the plumbing, wiring, and HVAC ductwork, as applicable, are also typically partially covered. This insulation is not moved or manipulated in any way to observe hidden components. The possibility of hidden defects exists in areas that were not visible.

Foundation: Home Likely Bolted

I was unable to verify that anchor bolts or hold downs were installed, connecting the structure to the foundation. Such devices can be obscured by finished wall surfaces, sill plates, insulation, or other components. Foundation ties in the form of anchor bolts became common in the 1970s, and hold downs have become common in more recent years. The client may wish to have a qualified contractor evaluate further and install such seismic reinforcement if missing.

Foundation: Suggested Foundation Maintenance and Care

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

Seismic Re-Inforcement: Home Likely Bolted

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

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.

Findings

15.1.1 Foundation



EFFLORESCENCE / WATER MINERAL BUILD UP

There is white efflorescence (powder substance) observed on the concrete foundation wall in some areas. This condition indicates that moisture is in contact with the masonry. Recommend checking the gutters, downspouts, and drain lines for proper operation. A water proofing paint could be applied the foundation if necessary. Efflorescence is found on many homes without water intrusion occurring. We recommend necessary corrections to help this condition from occurring.

Recommendation

Contact a qualified professional.

15.1.2 Foundation



CRAWLSPACE FOUNDATION STEM WALL CRACKED

The basement / crawlspace raised foundation concrete stem wall (beneath Stair Casing) has horizontal crack that extends 30" or more inches. Caution! This appears consistent with property settlement and soils expansion. Refer to a licensed foundation contractor for further evaluation and cost of repairs prior to sale.

Recommendation

Contact a foundation contractor.



16: COMPLEMENTARY PICTURES

Information

Kitchen

View of the kitchen and its components during the inspection. This kitchen appliance and cabinets are worn, dated and not fully functional. Caution. Seek further evaluations by a licensed contractor prior to sale for cost of replacement.



Living Room

View of *living room space, during the time of inspection.



Guset Bedroom

2nd Floor

View of bedroom ceiling and walls at the time of inspection.



Master Bathroom Suite

2nd Floor

The bathroom shows no adverse conditions. There were no cracked or damaged plumbing fixtures or signs of present or past water intrusion at the time of the field evaluation. Monitor conditions and refer to sellers disclosure to advise.





Bedroom 1

1st Floor

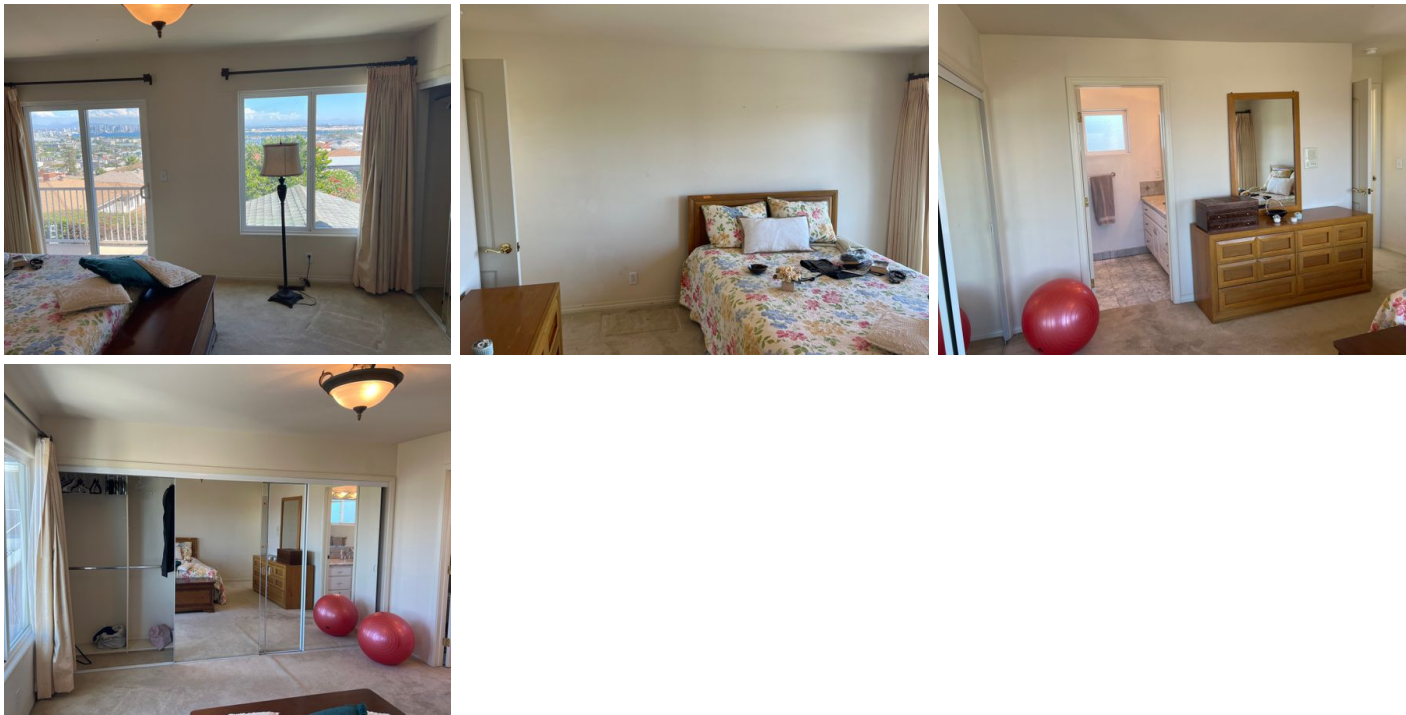
View of bedroom ceiling and walls at the time of inspection.



Bedroom 2

1st Floor

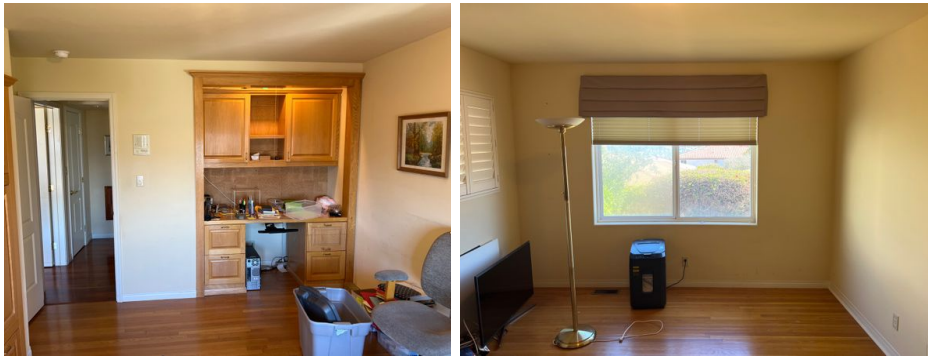
View of bedroom ceiling and walls at the time of inspection.



Bedroom / Office

1st Floor

View of bedroom ceiling and walls at the time of inspection.



Hallway Bathroom

1st Floor

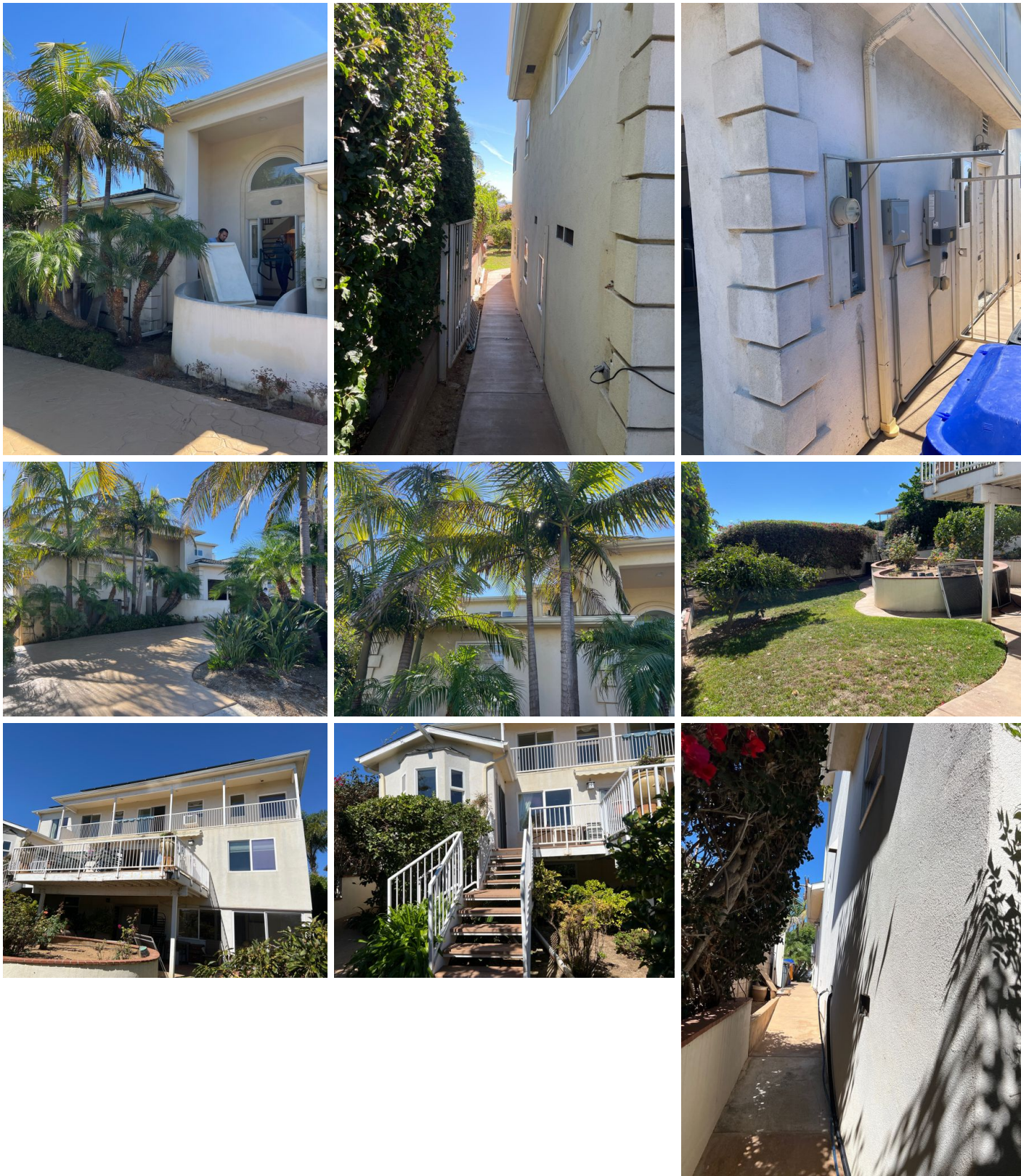
View of *bathroom space, during the time of inspection.



Exterior View

Exterior

Exterior outdoor view of the structure/property during inspection.



Dining Room

View of *Dining room ceiling, walls, and floor during the time of inspection.



Basement Work Space #1

The *work space has been remodeled and/or changes and/or altered into more space. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. To be determined by buyer.



Lower Level Kitchenette

Lower Level

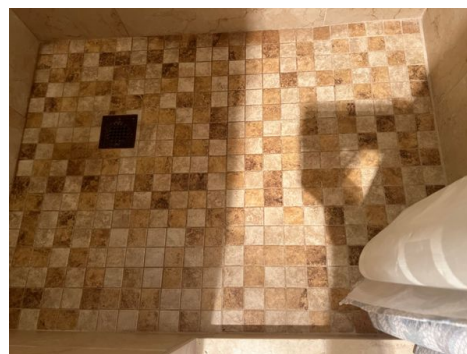
The basement has been remodeled and/or changes and/or altered into more space. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. To be determined by buyer.



Lower Level Bathroom #1

Lower Level

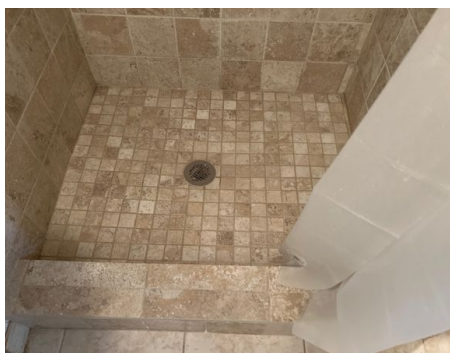
The *bathroom has been remodeled and/or changed /altered. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. To be determined by the buyer.



Lower Level Bathroom #2

Lower Level

The *bathroom has been remodeled and/or changed /altered. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. To be determined by the buyer.



Lower Level Work Space #2

Lower Level

The *work space has been remodeled and/or changes and/or altered into more space. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. To be determined by buyer.

Lower Level Bathroom #3

Lower Level

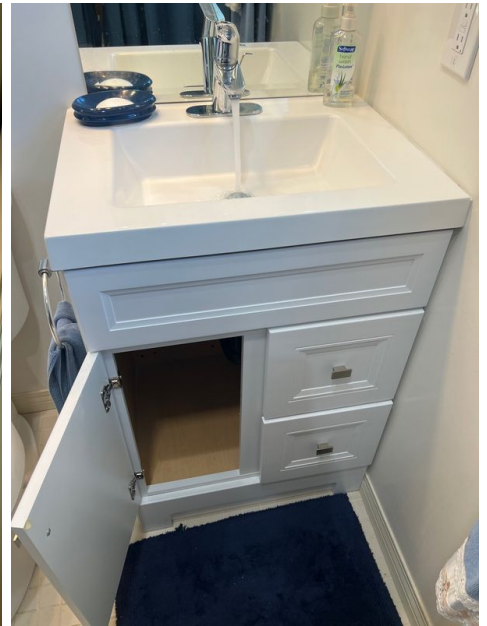
The *bathroom has been remodeled and/or changed /altered. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist. To be determined by the buyer.



Guest Bedroom Bath ADU

1st Floor

The bathroom shows no adverse conditions. There were no cracked or damaged plumbing fixtures or signs of present or past water intrusion at the time of the field evaluation. Monitor conditions and refer to sellers disclosure to advise.





Secondary Floor Guest Bath

2nd Floor

The bathroom shows no adverse conditions. There were no cracked or damaged plumbing fixtures or signs of present or past water intrusion at the time of the field evaluation. Monitor conditions and refer to sellers disclosure to advise.

