

Bill DiMasi

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Fernando Lamas

INSPECTION ADDRESS

5875 Highplace Drive, San Diego, CA 92120

INSPECTION DATE

4/6/2023 1:00 pm

REPRESENTED BY:

Bianca Diaz Duffin
Compass



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 5875 Highplace Drive, San Diego, CA 92120
Inspection Date: 4/6/2023 Time: 1:00 pm
Weather: Clear and Sunny - Temperature at time of inspection: 70-80 Degrees

Inspected by: Bill DiMasi

Client Information: Fernando Lamas
Buyer's Agent: Compass
Bianca Diaz Duffin
Mobile: 858.232.7507
Email: iknowsd@gmail.com

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: Single Story

Structure Style: Single Family

Estimated Year Built: 1975
Unofficial Sq.Ft.: 1647

People on Site At Time of Inspection: Seller's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Bill DiMasi Professional Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Bill DiMasi Professional Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the National Association of Certified Home Inspectors (NACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 4-6-23 Fernando Lamas

SCOPE OF WORK

You have contracted with Bill DiMasi to perform a generalist inspection in accordance with the standards of practice established by InterNACHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Functional Components and Conditions

The planter wall in the yard has been damaged by root displacement, as previously noted.

Informational Conditions

For the most part there are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a poured slab that includes reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but

we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

The residence has a bolted, slab foundation with no visible or significant abnormalities.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Renovations & Additions

Functional Components and Conditions

Homes are not required to be constantly upgraded to comply with newly enacted building codes but are only required to comply with building codes or generally accepted standards which existed at the time of the original construction. This inspection is not a building code compliance inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code compliance inspection.

However, an exception may exist when a home is remodeled, depending on the scope of the work. New work must usually comply with building codes in effect at the time in which the remodel is performed.

Informational Conditions

This property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

Landscaping Observations

Functional Components and Conditions

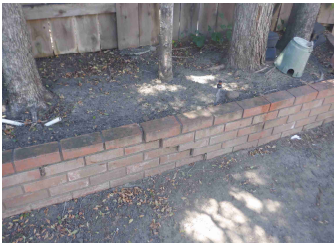
The landscaping around the home has been neglected

Informational Conditions

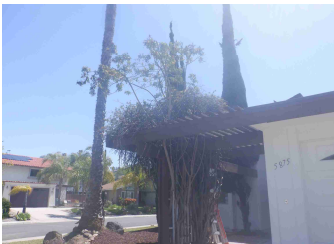
There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.



The roots of mature trees could have an adverse effect on either the water main or the sewer pipe, driveway, sidewalks, patios, fences, walls, foundations, and other hard surfaces, and you may wish to consult an arborist who could predict future growth potential.



Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



Notice to Absent Clients

Informational Conditions

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.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

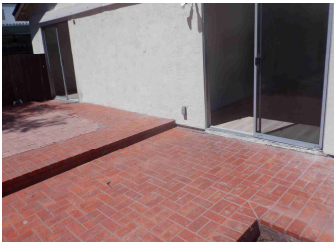
Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Informational Conditions

At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.



Flat & Level Pad

Informational Conditions

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

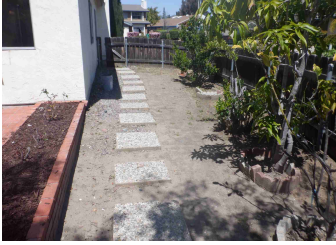
Drainage Mode

Informational Conditions

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water will pond at various points during prolonged or heavy rains. Therefore, you may wish to consult a specialist to make the necessary improvements.

The property does not have hard surfaces in both side yards to facilitate drainage. Water will percolate and pond adjacent to the residence, which is not ideal, and you may wish to consider upgrading the site by adding hard surfaces with swales or area drains that direct water away from the residence.

The property does not have hard surfaces in both side yards to facilitate drainage which is recommended - *Continued*



House Wall Finish

House Wall Finish Type

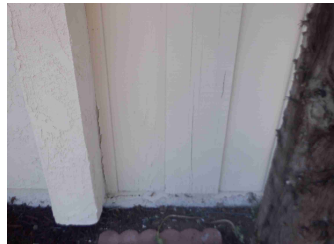
Informational Conditions

The house walls are finished with a combination of stucco and wood siding.

House Wall Finish Observations

Functional Components and Conditions

There is damage to the siding that should be serviced to reduce the risk of any further deterioration, i.e.; weathering, peeling paint, chips, cracks, small holes, discolorations, etc...



Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

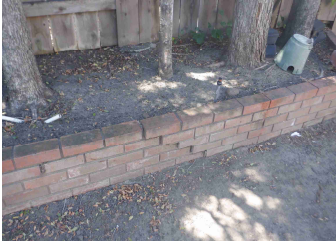
Informational Conditions

The walkways are in acceptable condition.

Yard Walls

Functional Components and Conditions

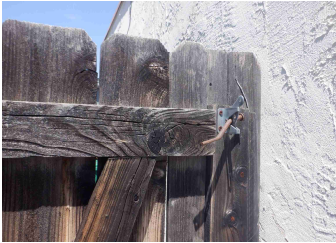
The wall in the backyard has been damaged by root displacement



Fences & Gates

Functional Components and Conditions

The lock on the garage side gate does not engage and needs servicing



Informational Conditions

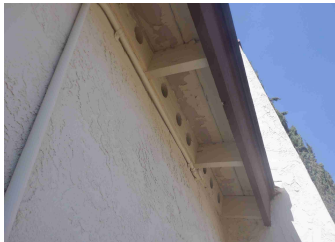
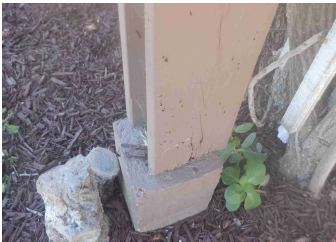
The fences and gates are serviceable, but have damage commensurate with their age.

Fascia & Trim

Components and Conditions Needing Service

The wood components around the home should have a thorough examination by a licensed termite inspector before the close of escrow.

Sections of the fascia board, and/or eaves, and trim are in poor condition and should be serviced.



Sliding Glass Doors

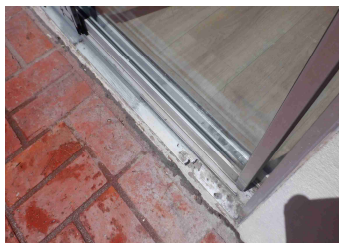
Functional Components and Conditions

The sliding glass doors need servicing, i.e.; roll rough, loose, missing lock at the bedroom slider. However, these doors are original, or 48 years old, and should not be expected to perform well or to last indefinitely.

Informational Conditions

The threshold of the kitchen aluminum slider is eroded by the affect of moisture-activated minerals in the slab, which could permit moisture intrusion, and which you may wish to have serviced.

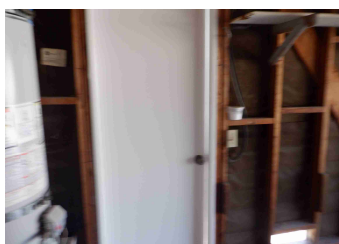
The threshold of the kitchen aluminum slider is eroded - *Continued*



Exterior Wooden Doors

Functional Components and Conditions

The garage side door is loose and poor fitting and needs servicing. Also, the large gap at the bottom of the door should be sealed.



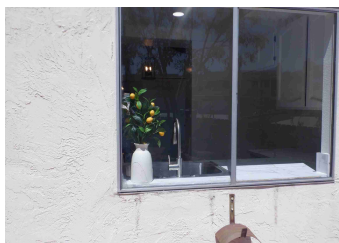
Windows

Informational Conditions

In accordance with industry standards, we only test a representative sample of windows. These windows are the same age as the house, or 48 years old, and should not be expected to perform like new or to last indefinitely.

Components and Conditions Needing Service

There is a broken window pane at the kitchen window, which should be repaired.



Screens

Functional Components and Conditions

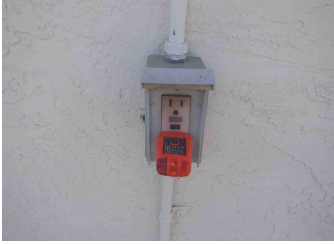
The window screens have been removed.

Outlets

Functional Components and Conditions

The outlet on the side of the home needs servicing by an electrician, i.e.; open ground, GFCI does not trip, missing a weather cover.

The outlet on the side of the home needs servicing by an electrician - *Continued*



Lights

Functional Components and Conditions

The light outside the garage door does not respond and should be serviced

Brick Patio

Functional Components and Conditions

The brick patio needs servicing, i.e.; built-up too high against the house wall, too low by the bedroom slider, uneven surface, some broken bricks, possibly an opening for a fire pit, etc...

It appears there may have been a spa on the patio that should be explained or investigated and the old gas line, timer, and electrical components should be removed by a licensed specialist.



Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Most residences have termite inspections as a condition of escrow, and when termite infestation is confirmed most are commonly tented in preparation for fumigation. This requires personnel to walk on the roof, which can damage the roofing material. Therefore it is essential that you review the termite report, and if the residences is to be tented that you have a local roofing company inspect the roof after the tenting has been removed to confirm that the roofing material did not sustain damage.

Method of Evaluation

Informational Conditions

I evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

The roof appears to be twelve to fourteen year old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Functional Components and Conditions

At the front of the roof adjacent to the trees some of the shingles are worn out and should be serviced by a licensed roofer



Informational Conditions

For the most part the roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Layered Material

Informational Conditions

The roof has been layered, which is never sensibly recommended because it adds weight to the roof framing, and reduces the design life of the new roof by several years and requires a regular maintenance of its flashings.

With Flat Roofed Sections

Functional Components and Conditions

The long wooden board and other debris on the flat roof should be removed

Components and Conditions Needing Service

The roof has a flat-roofed addition, and flat roofs can be problematic if they are not maintained. Water will pond on most of them, and only be dispersed by evaporation, and they must be kept clean and inspected regularly. However, this flat roof needs serviced for the following reasons: heavily worn and susceptible to leaks. We can

elaborate on this issue, but it should be serviced before the close of escrow or it may leak, because our service does not include any guarantee against leaks.



Flashings

Informational Conditions

The roof flashings are in acceptable condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front of the residence.

The main water shut-off valve is located at the front of the residence - *Continued*



Pressure Regulators

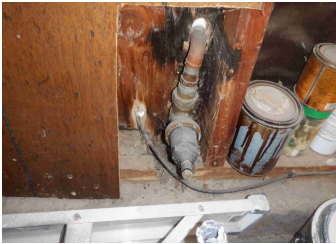
Functional Components and Conditions

The water pressure at the _____ hose faucet was _____ psi which is in the acceptable range. Water pressure between 50 and 60 psi is considered to be ideal. Water pressure above 80 psi is considered to be too high because it can damage pipes and plumbing fixtures and should be serviced by a plumber.

Water pressure at the hose faucets is 75 psi which is at the high end of acceptable. Water pressure between 50 and 60 psi is considered to be ideal, and water pressure above 80 psi is considered too high, and can damage pipes and plumbing fixtures. Considering the age of the pipes and because the pressure regulator looks to be more than ten years old, further evaluation by a plumber is recommended.

Informational Conditions

The pressure regulator is located inside the garage.



Copper Water Pipes

Informational Conditions

The potable water pipes are in acceptable condition but they are mostly concealed. Also, the pipes are original, or 48 years old, and should not be expected to perform like new.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the garage side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



Gas Main Observations

Informational Conditions

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

Gas Seismic Shut-Off Valve

Informational Conditions

The gas main is not equipped with a seismic shut-off valve, and one is not mandated.

Gas Supply Pipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition. However, they are mostly concealed.

Gas Water Heaters

General Comments

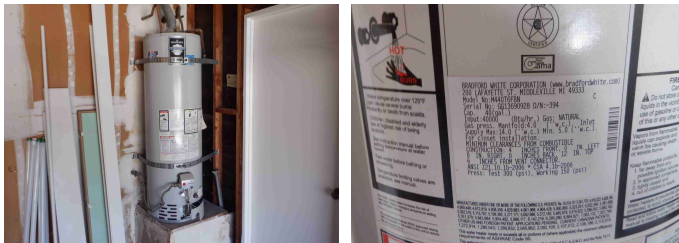
Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

Hot water is provided by a 40 year old, 13 gallon water heater that is located in the garage.



Common Observations

Functional Components and Conditions

The loose cover on the ignition chamber should be re-installed

The drywall around the water heater is moisture damaged, and should be serviced or replaced.



Informational Conditions

The water heater is functional but beyond its warranty period.

The water heater is not installed over a drain pan and a leak could result in water damage.

Water Shut-Off Valve & Connectors

Functional Components and Conditions

One of the water connectors is rusty from leaking and should be serviced



Gas Shut-Off Valve & Connector

Functional Components and Conditions

The gas supply line does not have a sediment trap as required by current standards.

Informational Conditions

The gas control valve and its connector at the water heater are functional.

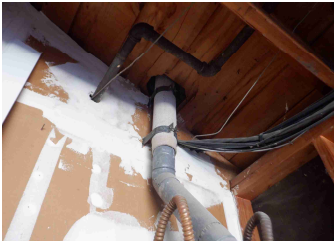
Vent Pipe & Cap

Informational Conditions

The vent pipe is functional.

Components and Conditions Needing Service

The heat vent includes a Transite pipe, which is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. And, inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.



Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Pipe

Components and Conditions Needing Service

The water heater is not equipped with a drain pan and overflow pipe, which is mandated in locations where water could cause property or structural damage.

Combustion Air Vents

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Seismic Straps

Informational Conditions

The water heater is seismically secured.

Irrigation or Sprinklers

Automatic Sprinklers

Functional Components and Conditions

The sprinkler system is not part of the inspection but many of the sprinkler heads are located too close to the house and the over-spray will stain and eventually deteriorate the siding.



Informational Conditions

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Hose Bibs

Functional Components and Conditions

The hose bib by the front entry drips



Components and Conditions Needing Service

The hose bib or bibs do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition, which we recommend having done before closing escrow.

A cleanout, or cleanouts, has been added to the waste system , which could confirm chronic blockages. You should ask the sellers about this, or you may wish to arrange to have the waste pipes video-scanned to confirm their condition.

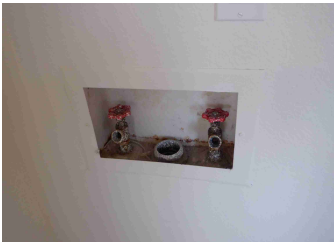


Potable & Waste Pipes

General Observation

Functional Components and Conditions

As a general rule, water shut-off valves under sinks, at toilets, and in the laundry should be replaced every 10 years.



Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987,

crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

The residence is served by a 100 amp, 220 volt panel, located in the garage side yard.

Main Panel Observations

Components and Conditions Needing Service

The panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business, and although field reports of defects and dangers were never apparently substantiated by laboratory tests they have been numerous and serious enough for us to recommend either upgrading the panel or seeking a second opinion. Also, you can learn more about this issue from Dan Friedman at www.inspect-ny.com/fpe/fpepanel.htm.



Panel Cover Observations

Functional Components and Conditions

The interior panel cover is rusty and should be serviced by an electrician.

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

The various circuits are not labeled, which is recommended.

Grounding

Informational Conditions

The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Forced-Air Furnaces

Age & Location

Informational Conditions

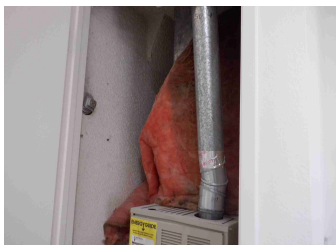
Central heat is provided by a 17 year-old forced-air furnace that is located in a hallway closet.



Furnace

Functional Components and Conditions

The loose insulation wrap should be re-installed



Components and Conditions Needing Service

The furnace is not original and you should obtain documentation for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty. The furnace needs to be serviced for the following reasons: not operational, dirty, and does not appear to have been serviced on a regular basis.

Vent Pipe

Components and Conditions Needing Service

The heat vent includes a Transite pipe, which is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. And, inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.

Gas Valve & Connector

Functional Components and Conditions

The gas supply line does not have a sediment trap as required by current standards.

Components and Conditions Needing Service

You should be aware that the gas feed line that passes through the furnace sidewall is flexible, and is required by current codes to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. This condition should be corrected by an HVAC contractor.

Combustion-Air Vents

Informational Conditions

The combustion-air vents for the gas furnace are functional.

Return-Air Compartment

Components and Conditions Needing Service

The return-air compartment is dirty, which indicates poor maintenance, and further evaluation, cleaning and servicing is recommended.

Thermostats

Functional Components and Conditions

The thermostat was not operational and it is loose

Registers

Informational Conditions

The registers are reasonably clean and functional.

Metal Ducting

Informational Conditions

The metal ducts are a rigid metal type insulated with fiberglass. However, significant portions of the ducts are concealed and cannot be viewed.

The boots of the ducts may include a known asbestos-containing paper seal where they join the registers.

Although common sense may dictate that this asbestos-containing paper is not likely to have contaminated the system, asbestos has become such a litigious issue that we will not endorse it and encourage you to take what ever action you may deem appropriate.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living Room

General Prefabricated

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended

by NAPA standards "upon the sale or transfer of a property."

Common Observations

Informational Conditions

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Functional Components and Conditions

The rain cap may be leaking and should be evaluated by a specialist.



Crown or Termination Cap

Components and Conditions Needing Service

The metal termination cap is rusty and sunken and will hold water, and should be removed or evaluated to ensure that moisture has not contaminated the area surrounding the flue.

Chimney Flashings

Functional Components and Conditions

The flashing at the back of the chimney should be contoured so water and debris runs off rather than accumulating



Chimney Flue

Informational Conditions

The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Functional Components and Conditions

There are small cracks or missing mortar in the fireplace which is not uncommon but should be serviced to reduce the risk of any further deterioration.

Rust and efflorescence inside the fireplace is evidence of moisture intrusion that should be investigated by a specialist and serviced



Components and Conditions Needing Service

There are carbon deposits or scorch marks around the fireplace, which imply that the chimney may not draft well. You should ask the sellers if they have ever had drafting problems, or you may wish to have a specialist evaluate.



Damper

Informational Conditions

The damper is functional.

You may wish to add a damper stop as a safety feature which prevents it from being fully closed

Log Starter

Functional Components and Conditions

The fireplace has been plumbed for gas but the gas line is capped

Glass Doors

Functional Components and Conditions

There are no glass doors on the fireplace, which are required by current standards and you may wish to upgrade.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other

concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, garages, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

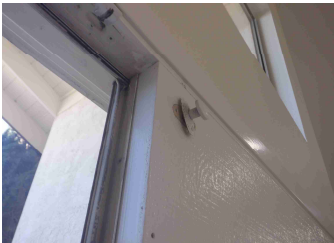
Main Entry

Doors

Functional Components and Conditions

The doorbell worked.

The locks on the wing door are stuck and damaged



Walls

General Observations

Functional Components and Conditions

The walls are in serviceable condition with only minor cosmetic defects

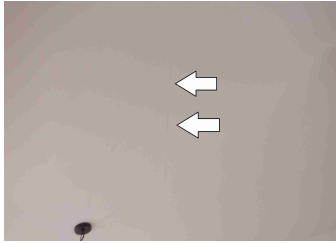
Ceiling

General Observations

Functional Components and Conditions

Most of the acoustic ceiling material has been removed but some of the material can still be found in the furnace closet. This material may contain asbestos, which is a health hazard, and further evaluation by a specialist is recommended. If asbestos is found to be present we recommend having it removed by a specialist.

There is a discoloration or small hairline crack in the dining room ceiling that should be investigated and serviced



Flooring

General Observations

Functional Components and Conditions

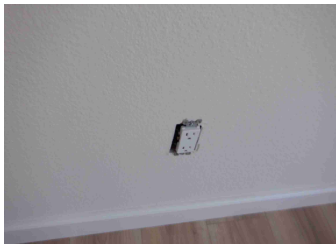
The flooring is in serviceable condition with only minor cosmetic defects and normal wear and tare.

Interior Electrical

General Observations

Functional Components and Conditions

The outlets in the center guest bedroom need cover plates



The ceiling fan in the main bedroom is noisy and needs servicing

Smoke Detectors

General Observations

Functional Components and Conditions

The smoke detectors were tested and all were operational.

Doors

General Observations

Functional Components and Conditions

The doors are in acceptable condition.

Carbon Monoxide Detectors

Carbon Monoxide Detectors

Functional Components and Conditions

The carbon monoxide detectors are functional.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Bathroom

Size and Location

Informational Conditions

The main bathroom is a three-quarter, and is located adjacent to the master bedroom.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinet is functional

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

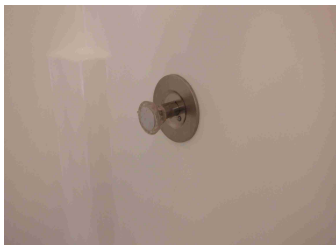
The sink and its components are functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

The shower faucet is loose



Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Outlets

Functional Components and Conditions

The outlet or outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location

Functional Components and Conditions

The hallway bathroom is a full bathroom.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinet is functional

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sinks and their components are functional

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Components and Conditions Needing Service

The tub stopper is missing or incomplete, and should be repaired or replaced.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Outlets

Functional Components and Conditions

The outlet on the right side of the sinks should be upgraded to include ground fault protection

The lights and exhaust fan are on the GFCI circuit rather than dedicated circuits and should be serviced by an electrician

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Components and Conditions

The cabinets are functional.

Valves & Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

Informational Conditions

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Outlets

Components and Conditions Needing Service

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Walls & Ceiling

Informational Conditions

The visible portion of the walls and ceiling are in acceptable condition.



Gas Valve & Connector

Informational Conditions

The gas valve and connector are functional.

220 Volt Receptacle

Functional Components and Conditions

A 220 volt receptacle for the dryer is not in use and was not tested.

Dryer Vent

Functional Components and Conditions

The dryer vent appeared to be in acceptable condition

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

General Observations

Functional Components and Conditions

The laundry components are not in use which limits the inspection. Therefore, I recommend asking the seller to demonstrate all of the laundry components are functional.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single-Car Garage

Slab Floor

Informational Conditions

Efflorescence on the slab floor/stem wall confirms that moisture has penetrated.. This is not unusual, inasmuch as many older slabs either do not have moisture barriers, or have one that is degraded.



Double-Car Garage

Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Informational Conditions

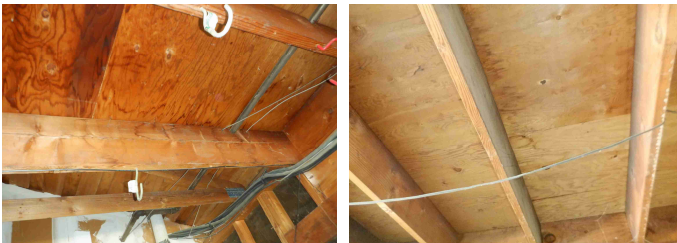
There are small cracks in the stem walls of the garage footing that we do not regard as being structurally significant, but you may wish to get a second opinion from an expert.



Walls & Ceiling

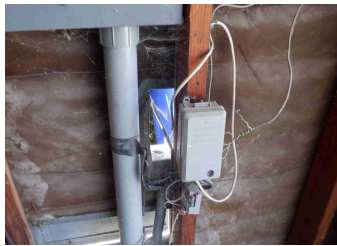
Functional Components and Conditions

There are moisture stains on the ceiling that should be explained or investigated because they could be evidence of a leak.



The opening in the wall near the back of the electric panel should be sealed

The opening in the wall near the back of the electric panel should be sealed - *Continued*



Ventilation Ports

Functional Components and Conditions

The ventilation ports are functional.

Components and Conditions Needing Service

The screen or screens on the ventilation ports are damaged or missing, which could allow rodent or pests access, and should be repaired.



Firewall Separation

Components and Conditions Needing Service

The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.



Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

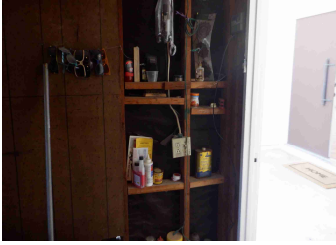
The garage door does not always close and should be serviced. The infra red sensors may not be properly aligned.

Outlets

Functional Components and Conditions

For safety reasons electric wiring in the garage that is less than six feet off the ground is required to be shielded and servicing by an electrician is recommended.

For safety reasons electric wiring in the garage that is less than six feet off the ground is required to be shielded - *Continued*



Components and Conditions Needing Service

The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Storage

Functional Components and Conditions

Storage in the garage limited the visual inspection. Defects may exist so we recommend a careful walk thru after the area has been cleared and before the close of escrow.



Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the master bedroom closet.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access. However, not all areas of the attic are accessible and the inspection is limited.

Framing

Informational Conditions

The roof framing consists of a factory-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small

cracks or divots in the drywall or plaster.

Ventilation

Informational Conditions

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Components and Conditions Needing Service

Some of the ventilation port screens are damaged or missing, or the openings too big, which will allow rodents or other pests to enter and contaminate the area.



Electrical

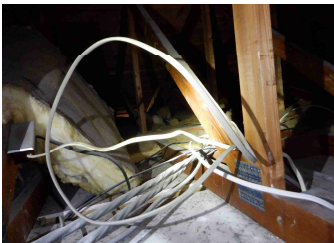
Functional Components and Conditions

There is an unprotected electric wire by the attic hatch that is a safety hazard that should be serviced by an electrician



Informational Conditions

The electric wires are not secured tautly across the ceiling joists, as mandated by current standards, which could prove to be hazardous to anyone working in the attic, and indicates a substandard installation, but you may wish to seek a second opinion.



Heat Vents

Informational Conditions

The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Conditions

The visible portions of the exhaust ducts are functional.

Inspection Address: 5875 Highplace Drive, San Diego, CA 92120
Inspection Date/Time: 4/6/2023 1:00 pm

Batt Insulation

Functional Components and Conditions

Some of the attic insulation has been displaced and it should be re-installed.



Informational Conditions

The attic floor is insulated with approximately three-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

REPORT CONCLUSION

5875 Highplace Drive, San Diego, CA 92120

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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ATTACHMENTS