



Inspection Report

Jimmy Johns

Property Address:
4321 Smth Dr
La Mesa CA 91941



The Property Inspection Pros

Jeff Duncan
www.tpips.com
Cell - 760-525-5340
Certified Professional Inspector



Table of Contents

Cover Page..... 1
Table of Contents 3
Intro Page 4
1 Roofing 8
2 Exterior 18
3 Electrical System 34
4 Garage 46
5 Water Heater 53
6 Interiors 57
7 Plumbing System 65
8 Bathroom(s) 72
9 Laundry 73
10 Fireplaces/ Chimneys 74
11 Detectors, Safety, Security 77
12 Heating Equipment 78
13 Cooling Equipment 85
14 Ventilation and Insulation 89
15 Structural Components 93
16 Built-In Kitchen Appliances 99
17 Gas, Electric, Water Shut-Off Locations .. 103
18 POOL, SPA, EQUIPMENT & SAFETY 105
General Summary 112

Date: 6/13/2024	Time: 09:00 AM	Report ID:
Property: 4321 Smth Dr La Mesa CA 91941	Customer: Jimmy Johns	Real Estate Professional:

IN ATTENDANCE DURNING THE INSPECTION: BUYER, BUYER'S AGENT, INSPECTOR	TYPE OF BUILDING: SINGLE FAMILY DETACHED	APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS): 1953, OLDER
WEATHER TYPE: CLEAR	TEMPERATURE: 70, DEGREES	GROUND/ SOIL SURFACE CONDITIONS: DRY
RAINED IN THE LAST 3 DAYS: NO	NUMBER OF LEVELS: 1	UTILITIES: ALL UTILITIES WERE ON
OCCUPIED: YES		

PLEASE READ THE FOLLOWING INFORMATION

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of The Property Inspection Pros and the client(s) 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 The Property Inspection Pros and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

SCOPE OF THE INSPECTION:

The Property Inspection Pros Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-525-6154.

The Property Inspection Pros provides you with a basic overview of the condition of the property at the time

and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and The Property Inspection Pros harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. The Property Inspection Pros does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.
4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers.
7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
8. Systems, structures, or components of the building, which are not permanently installed (such

as refrigerators, washing machines and dryers, window AC, etc). 9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report. 10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA). 11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood. 12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems. 13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing. 14. Evaluation of any type of electric Solar system and related components on or off the house/ structure. 15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air. 17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report regarding evidence of peats or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property prior to the end of your contingency period.

Thank you for choosing The Property Inspection Pros for your property inspection needs. We hope the information contained in your report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace 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) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further

inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Information Only (IO) = This item, is for your information only.

Please accept this one year FREE membership to HOCOA your home repair network on my behalf. It's easy to get started just go to this link [HOCOA](#) and fill out the short form. You will then receive your FREE membership kit in the mail in a few days.

THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFERENCE TO THE PROPERTY AS VIEWED FROM THE FRONT ENTRY DOOR.

Inspected in accordance with "THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRATICE AND CODE OF ETHICS".

This home is older 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.

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We do not verify that the materials are installed according to manufacturer's specifications. We recommend that all stains be further evaluated by a qualified licensed roof contractor prior to the end of your contingency period and repaired as necessary.



Note: We recommend that all roofs be inspected and maintained periodically by a qualified licensed roof contractor.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

1.0 ROOF COVERING (SURFACE OF ROOFING MATERIAL)
ROOF COVERING: METAL
FLAT ROOF MATERIAL: ROLLED ASPHALT, TORCH DOWN

1.1 FLAT ROOF COVERINGS/ MATERIALS
Comments:
 (1) Pictures of the roof.



1.1 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

(2) The flat roofing material shows normal wear for its age and type and appears to be in serviceable condition.

IN NI NP RR IO Items

1.2 FLASHINGS AND ROOF PENETRATIONS

Comments:

(1) Sealant around some of the roof flashings/ penetrations is cracked. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.



1.2 Item 1(Picture)

(2) There are several metal roof flashings/vents that are rusted. We recommend they be cleaned, painted and/ or replaced as needed by a qualified licensed roof contractor.



1.2 Item 2(Picture)

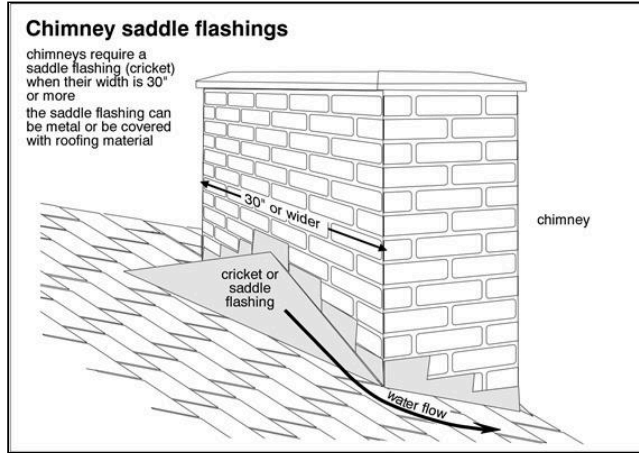
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

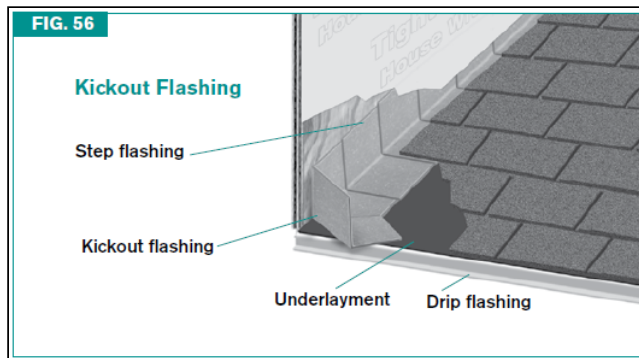
(3) Our inspection of the roof flashings was limited to what could be seen from our vantage point. We cannot guarantee that all the flashings are in good condition. We recommend further evaluation by a qualified licensed roof contractor to ensure that all of the flashings are installed and functioning properly.

(4) No saddle or cricket flashing was installed at the chimney. This is required when chimneys are 30 inches wide or more. We recommend further evaluation and necessary corrections by a licensed roof contractor.



1.2 Item 3(Picture)

(5) There are no kickout flashings installed at the roof/wall junction. This was standard at the time of construction but are now installed. Kickout flashing help prevent rain water from entering behind the siding/ stucco. We recommend having kickout flashings installed where needed by a licensed roof contractor.



1.2 Item 4(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



1.2 Item 5(Picture)



1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

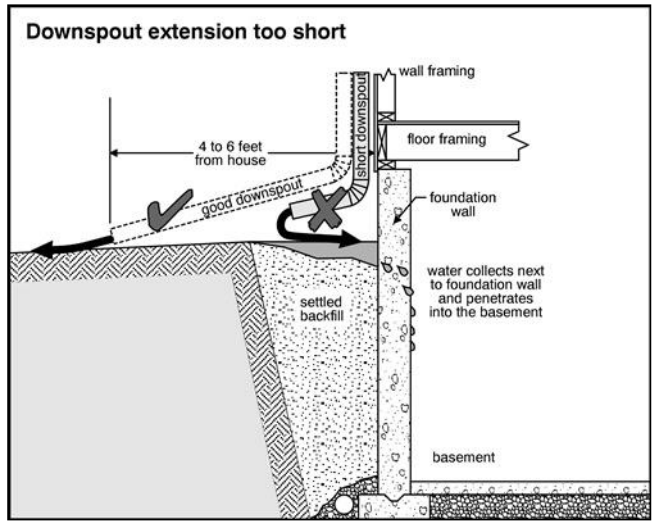
(1) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.



1.3 Item 1(Picture)

IN NI NP RR IO Items

(2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

IN NI NP RR IO Items

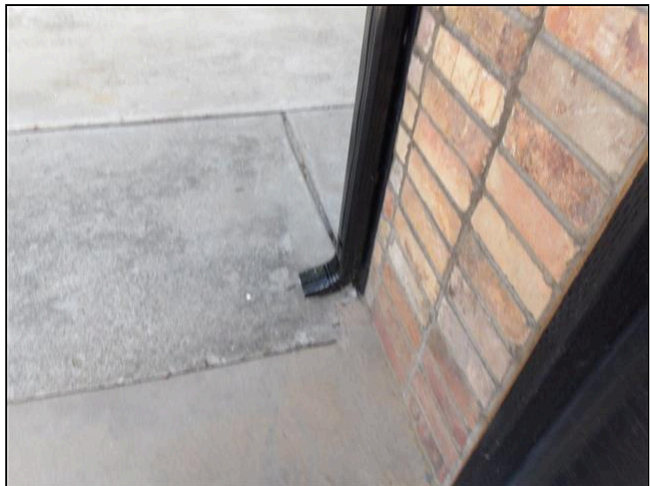
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) There is an upper level roof downspout that is discharging water onto the lower roof. This causes excessive water to flow in a concentrated portion of the roof causing wear, and staining. During heavy rain water can also be forced under the roofing material causing leaks. We recommend rerouting the downspout to direct water away from the lower roof to an approved location such as a lower gutter, or a downspout all the way to the ground by a qualified contractor.



1.3 Item 4(Picture)



1.3 Item 5(Picture)

1.4 ROOF SHEATHING (OBSERVABLE)

1.5 ROOFING - OTHER
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

(1) Pictures of the roof.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)



1.5 Item 6(Picture)

(2) The roof has had repairs made to it at several areas. We are unable to determine if these repairs are made correctly and successful. We recommend asking the seller about these repairs, and if concerned we recommend further evaluation by a qualified licensed

IN NI NP RR IO Items

roof contractor.



1.5 Item 7(Picture)

(3) The roof material shows normal wear for its age and type; appears to be in serviceable condition.



1.6 SOLAR SYSTEM

Comments:

The electric solar system and its related components are beyond the scope of the home inspection and was not inspected. We recommend verifying that the electric solar system is operational prior to the end of your contingency period.

We also recommend having all the solar panels cleaned by a qualified person.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. However, we do not predict the remaining life, the integrity, or guarantee that the roof will not leak. We also recommend obtaining a home warranty that includes coverage for the roof (s). Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Note: This roof inspection reports on the type and condition of the roofing materials, missing and/or damaged materials, and attachments (excluding solar systems, antennas, etc.) where visible. This does not constitute a warranty, guarantee, roof certification, or life expectancy evaluation of any kind. Roofs are not water tested for leaks. The condition of the roofing underlayment material was not verified/inspected. For further evaluation and a roof certification, we recommend you consult a qualified licensed roofing contractor prior to the end of your contingency period.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Property Notes: Identifying the location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of our general home inspection.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

2.0 EXTERIOR (GENERAL COMMENTS)

Comments:

Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.

2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

LOT TYPE: SLOPED

LOT DRAINAGE: GRADED, BURRIED DRAIN LINES

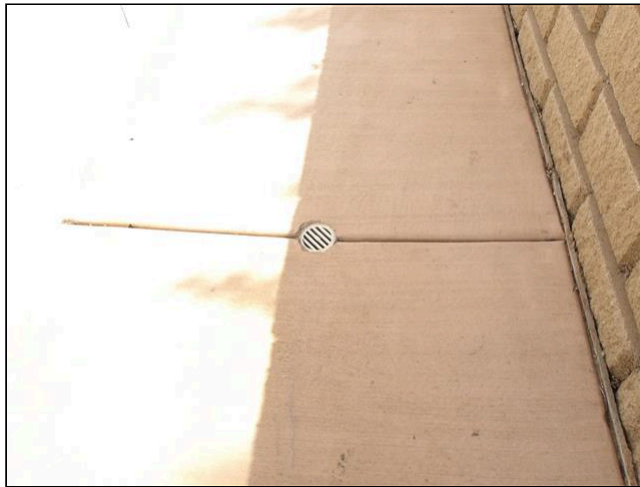
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) Ground drain lines were visible in the yard at several areas. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We recommend having all ground drain lines inspected and cleaned after moving into the property and on a periodic basis by a qualified person.



2.2 Item 1(Picture)

(2) This home has a slab which has been built at the same level or slightly above the soil outside. The ideal building will have interior floors that will be several inches higher than the exterior grade, and the building will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or the living space. This property does not meet this ideal requirement. Repairs may be need to prevent damage/moisture intrusion. We recommend further evaluation and necessary repairs by a licensed landscaping contractor.



2.2 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) This home has a slab which has been built at the same level or slightly above the soil outside. The ideal building will have interior floors that will be several inches higher than the exterior grade, and the building will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or the living space. This property does not meet this ideal requirement. Repairs may be need to prevent damage/moisture intrusion. We recommend further evaluation and necessary repairs by a licensed landscaping contractor.



2.2 Item 3(Picture)



2.3 WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: STUCCO, WOOD TRIM, BRICK VENEER, LEAD BASED PAINT(40 Years Older)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) Note: The exterior of the house appears to have been recently painted.

(2) Stucco on older homes built prior to the 1970's were installed without a weep screed. Since the stucco traverses the junction of the the concrete foundation and the wood frame walls, a horizontal crack is common. This is due to the inevitable movement of the walls in relation to the concrete foundation. This crack is unlikely to cause damage if it remains small. Patching this crack is a temporary measure. Installing a weep screed will be needed to avoid cracking. The Weep screed flashing will allow for movement between the wood frame wall and the foundation stem wall. (The weep screed is a metal band at the bottom of the stucco.) We recommend installing a weep screed by a licensed stucco repair contractor.



2.3 Item 1(Picture)

(3) Routine Maintenance Tip: Seal all gaps, cracks and openings in the stucco. This includes cracks around windows and doors, gaps between flashing and stucco and small holes in the siding. This is a normal maintenance items and should be done on an annual basis. Small cracks and gaps can cause big problems over time due to water infiltration and pest infestation.

(4) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.

2.4 EAVES, SOFFITS, FASCIAS

2.5 DOORS (EXTERIOR)

2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: DOUBLE PANE VINYL

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) There are several window screens that are missing or damaged throughout the house. We recommend repair or replace as needed by a qualified person.



2.6 Item 1(Picture)

(2) Condensation was observed between the panes of glass at several windows throughout the house. This occurs when the seal has failed between the panes of glass, and ambient air has entered the assembly. Replacement of the glass is required. Since some failed windows may not be easily found due to changing ambient conditions (heat, humidity, etc). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement. We recommend repairing or replacing all windows that have failed window seals by a licensed window contractor.



2.6 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



2.6 Item 3(Picture)

(3) Window latches are inoperable at several windows throughout the house. We recommend necessary repair or replacement by a qualified licensed window contractor.



2.6 Item 4(Picture)

IN NI NP RR IO Items

(4) The window glides for several sliding windows are worn. This causes metal-on-metal friction. The added force required to open and close the windows can lead to breakage. We recommend replacing all of the window glides by a qualified person.



2.6 Item 5(Picture)

(5) The sealant around the retrofit replacement windows appears to have been poorly installed. Sealant should only be present at the top and sides of the windows not the bottom. Sealant was observed at the bottom of the retrofit windows. This condition could lead to water intrusion. We recommend further evaluation and necessary repairs by a qualified licensed window contractor.

(6) There are several window screens that are damaged/old throughout the house. We recommend repair or replace as needed by a qualified person.

(7) Retrofit windows are inspected for proper operation and visible evidence of defects such as damage which may result from leaks. A home inspection is a generalist and not a specialist. A general inspection cannot guarantee against leaks specifically due to lack of rail. To do so would require water testing with specialized equipment by a specialist/contractor in this field. Replacement windows are not flashed the same way as original windows and we cannot determine the adequacy of the flashing. It is important for you or a qualified professional to inspect these windows after the next rain for any signs of leaking. Failure to do so can result in property damage including damage to the framing members, flooring and drywall.

(8) 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.

(9) Dual Pane Window Note - Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

(10) Due to all the window issues observed we recommend further evaluation of all

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

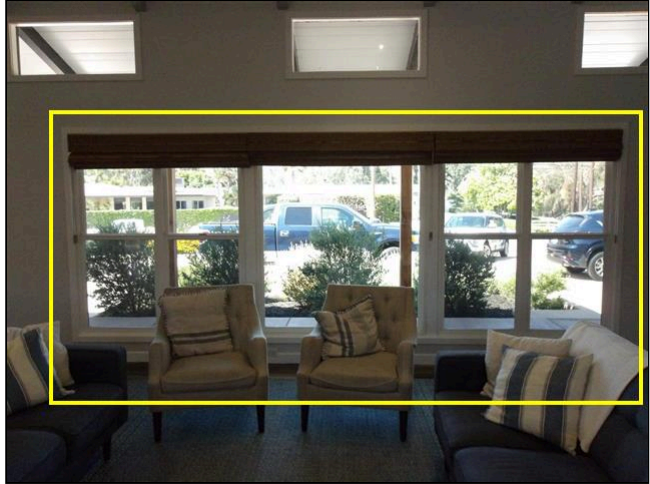
IN NI NP RR IO Items

windows throughout the house and garage by a licensed window contractor prior to the end of your contingency period and necessary repairs or replacement made where needed.

2.7 SAFETY GLASS (EXTERIOR)

Comments:

(1) Window(s) in the family room do(es) not appear to have safety tempered glass as required. I could not find any markings on the glass which would confirm this safety feature. Having standard plate glass could cause serious injury if the glass breaks. While this may have been standard installation at the time of the original construction. We recommend upgrading the glass/ windows to tempered glass/ windows by a qualified licensed window contractor as a safety upgrade.



2.7 Item 1(Picture)

IN NI NP RR IO Items

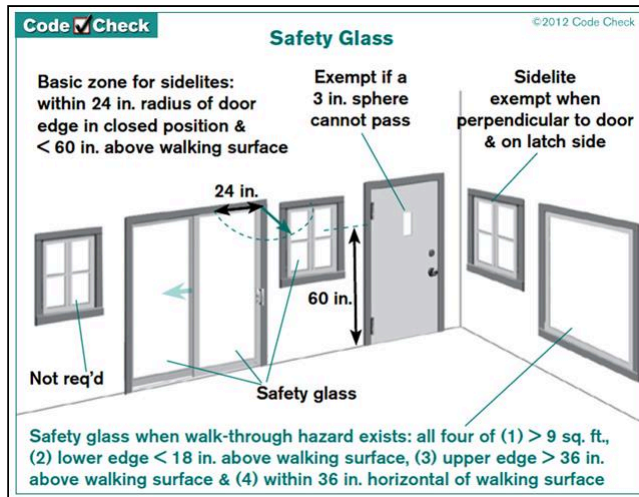
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Several door(s) throughout the property do(es) not appear to have safety tempered glass as required. I could not find any markings on the glass which would confirm this safety feature. Having standard plate glass could cause serious injury if the glass breaks. While this may have been standard installation at the time of the original construction. We recommend upgrading the glass to tempered glass by a qualified licensed door contractor as a safety upgrade.

(3) Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. We recommend having safety glass installed at the windows where needed by a licensed window contractor.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.



2.7 Item 2(Picture)



2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

DRIVEWAY: CONCRETE

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

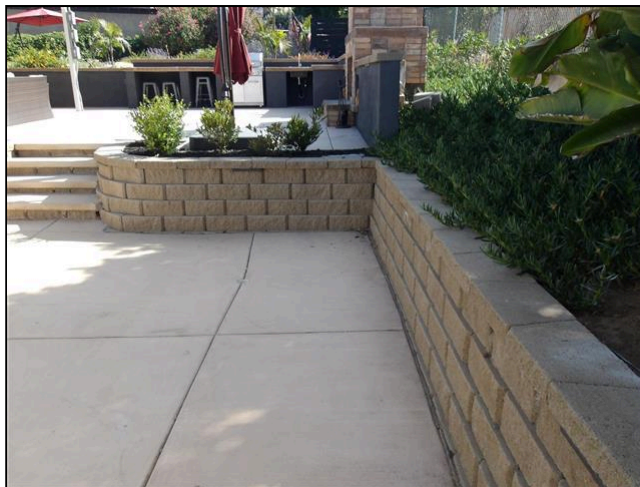
IN NI NP RR IO Items

(1) There is a crack/damage in the concrete driveway. We recommend necessary repairs by a licensed concrete contractor.



2.8 Item 1(Picture)

(2) There is a crack in the concrete patio. We recommend necessary repairs by a licensed concrete contractor.



2.8 Item 2(Picture)

IN NI NP RR IO Items

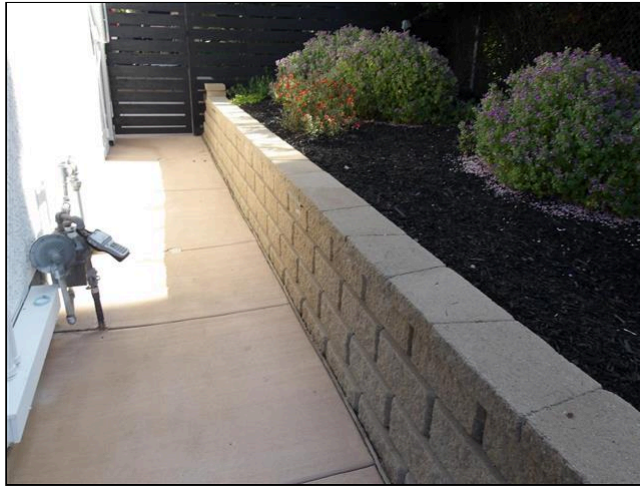
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) There is a crack in the walkway. We recommend necessary repairs by a licensed concrete contractor.



2.8 Item 3(Picture)



2.8 Item 4(Picture)

2.9 EXTERIOR STAIRS/ STEPS

Comments:

IN NI NP RR IO Items

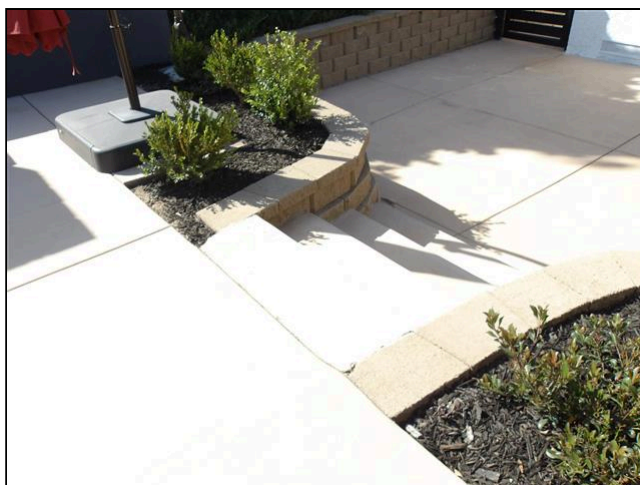
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

There are no handrails installed at several exterior yard stairs/ steps. A handrail is required at least one side of the stairs when four or more steps are present. This is a safety hazard and corrections are needed. We recommend installing handrails where needed for safety by a qualified licensed contractor.



2.9 Item 1(Picture)

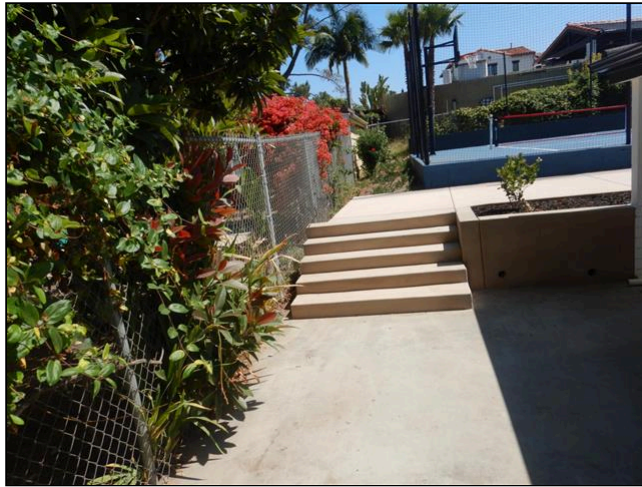


2.9 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



2.9 Item 3(Picture)



2.9 Item 4(Picture)



2.10 FENCE AND/OR GATES

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) A fence, barrier or guard rail is needed at several areas around the yard. A fall hazard is present at several areas. We recommend installing an approved fence, barrier, or guard rail where needed for safety by a qualified licensed contractor.



2.10 Item 1(Picture)



2.10 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

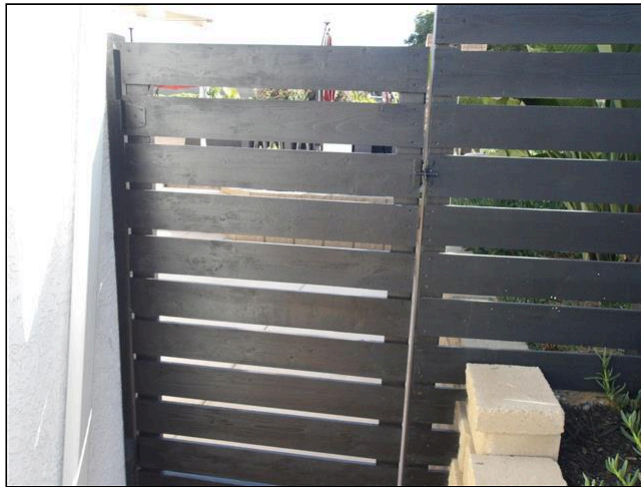
IN NI NP RR IO Items

(2) The front yard masonry/ block wall is damaged/loose in several areas. We recommend necessary repairs by a qualified licensed contractor to help prevent further deterioration of the wall which could lead to instability.



2.10 Item 3(Picture)

(3) The gates that give pool access are not compliant with common safety standards and should be corrected for safety. To help prevent child drowning, pool/spa area fencing and gates should be sixty inches tall and be non-climbable. Gates are required to self-close and include latches at forty-eight inches, and should open away from a pool or spa (so that a toddler could not push open an unlatched gate). We recommend further evaluation and necessary corrections and repairs by a licensed fence contractor or pool contractor.



2.10 Item 4(Picture)

2.11 OUTLETS/ WIRING/ FIXTURES

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

2.12 IRRIGATION

Comments:

Landscape sprinklers or irrigation systems are beyond the scope of our general home inspection. We did not inspect or check any type of landscape sprinklers or irrigation systems. We recommend verifying that the landscape sprinklers or irrigation systems are functional by a qualified person prior to the end of your contingency period.

2.13 ADDITIONAL BUILDINGS/ STRUCTURES ON THE PROPERTY

Comments:

We did not inspect any additional buildings or structures on the property. I only inspected the main structure on the property. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s). We do recommend that any and all additional buildings on the property be inspected prior to the end of your contingency period.

2.14 EXTERIOR - OTHER

Comments:

Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

3.0 MAIN PANEL

MAIN PANEL CAPACITY: 175 AMP

ELECTRIC SERVICE CONDUCTORS: OVERHEAD SERVICE, SOLAR - NOT INSPECTED

Comments:

Photo of the main electrical panel.



3.0 Item 1(Picture)

3.1 SUB PANEL

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

(1) [Photo of the sub electrical panel.](#)



3.1 Item 1(Picture)

(2) Some of the sub panel screws are missing from the sub electric panel. We recommend installing screw(s) where needed by a qualified person for safety.

(3) Some of the sub panel mounting screw(s) are pointed. This is non standard. Pointed screws are a safety concern because they could penetrate the wires behind the cover and become energized. We recommend having these screws replaced with proper screws by a qualified person.



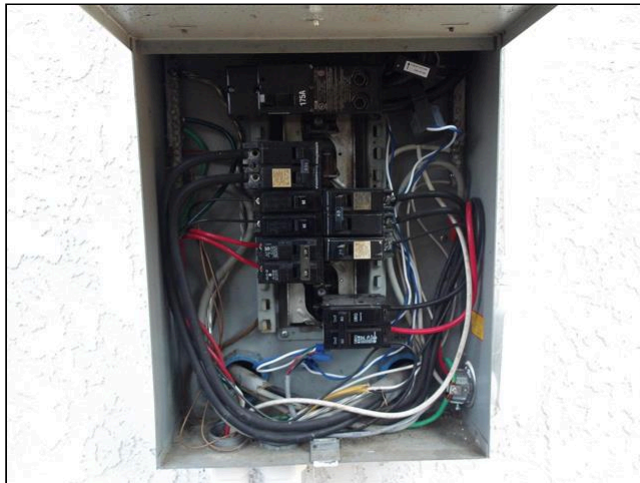
3.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

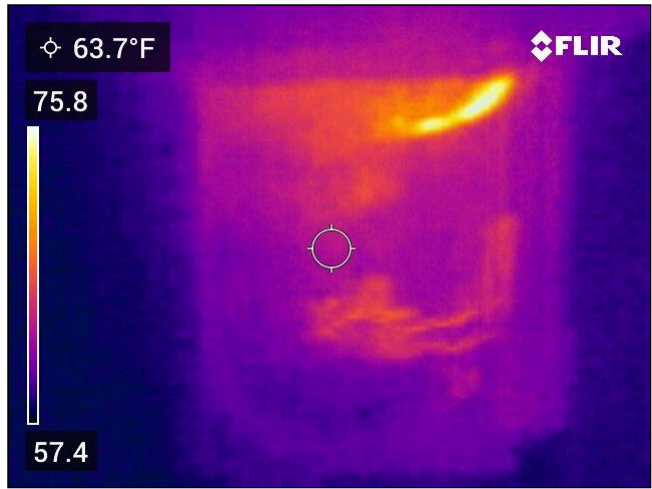
Comments:

(1) [Photo 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.



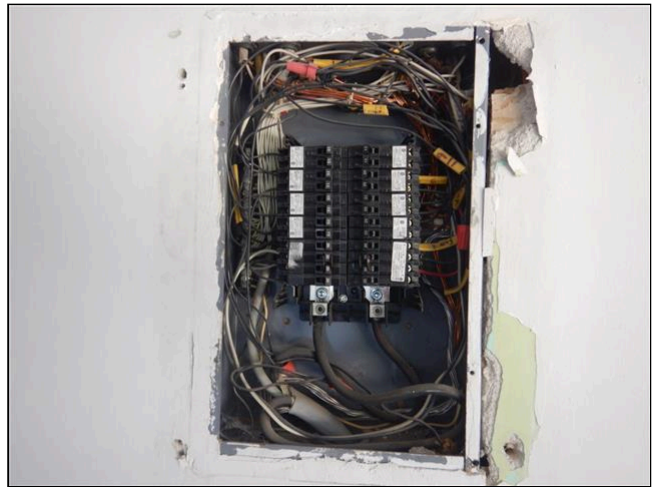
3.2 Item 1(Picture)



3.2 Item 2(Picture)

(2) **Photo inside of the sub 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.



3.2 Item 3(Picture)



3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER

WIRING METHODS: ROMEX, CONDUIT

Comments:

IN NI NP RR IO Items

(1) Unprotected Romex was present in the attic adjacent to the attic scuttle. Romex located within 6 feet of the attic scuttle must be protected from damage. We recommend adding protection to the Romex in attic by the access a qualified licensed electrician.



3.3 Item 1(Picture)

(2) Some wires in the crawlspace are not properly secured as required. We recommend necessary corrections by a qualified licensed electrician.



3.3 Item 2(Picture)

IN NI NP RR IO Items

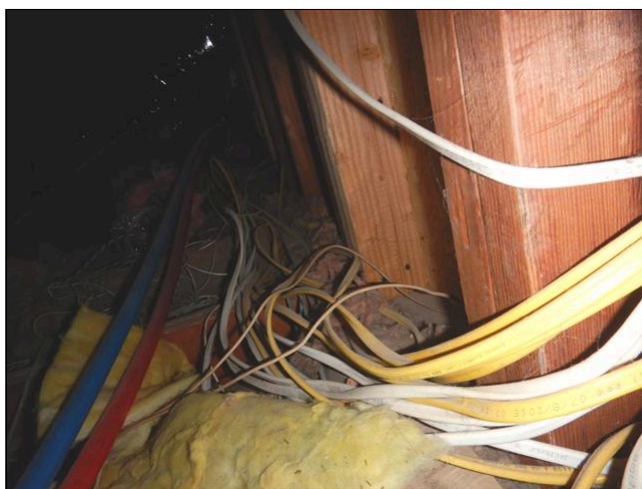
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.



3.3 Item 3(Picture)



3.3 Item 4(Picture)

(4) Older homes did not have the same requirements as newer homes. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Older homes are not required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility. If concerned about the capacity of individual circuits for their capacities we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period.

(5) Due to wall coverings or other obstructions, the entire branch circuit wiring throughout the home was not possible to fully observe. Damage to the insulation or wiring itself can be present in a non-visible locations. You may wish to have the branch circuit wiring further explored to determine if any latent defects exist by a qualified licensed electrician prior to the end of your contingency period

(6) Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit, or verify the labeling of the breakers. If concerned about the capacity of individual circuits for their capacities and the correct labeling of the breakers we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period for verification of these items.

(7) Home inspectors do not evaluate individual circuits for capacities, or identify which

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

receptacles are on a particular circuit, or verify the labeling of the breakers. If concerned about the capacity of individual circuits for their capacities and the correct labeling of the breakers we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period for verification of these items.

• □ □ □ □ 3.4 SERVICE AND GROUNDING EQUIPMENT

Comments:

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

• □ □ □ □ 3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

• □ □ □ □ 3.6 SWITCHES

□ □ □ • □ 3.7 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Comments:

(1) [Photo of a receptacle being tested.](#)

A representative number of receptacles throughout the property were tested for power, polarity and grounding according to our standards-of-practice. These receptacles observed to be ok at the time of the inspection unless otherwise noted.



3.7 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Several receptacles in the house were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs by a qualified licensed electrician.

(3) The receptacles inside the master bathroom sink cabinets were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs by a qualified licensed electrician.



3.7 Item 2(Picture)



3.7 Item 3(Picture)

3.8 RECEPTACLE(S) ISSUES

Comments:

Several receptacles were found to be loose in the wall throughout the property. We recommend necessary repairs where needed by a licensed electrician.

3.9 220 OUTLET(S)

Comments:

The 220V outlet in the garage functioned when tested at the time of the inspection.

3.10 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

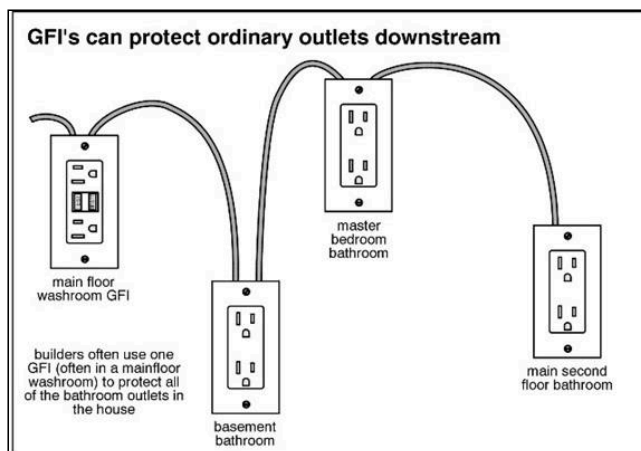
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection unless otherwise reported. Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



3.10 Item 1(Picture)

(2) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

(3) Several GFCI receptacles located at the exterior walls of the house are not operating properly, or have failed as they did not trip when tested. The outlets may be defective or mis-wired. We recommend replacement where needed by a qualified licensed electrician.



3.10 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(4) Several GFCI outlets throughout the property are non-grounded outlets which is legal, but not as safe as a grounded GFCI. Non-grounded GFCI protected receptacles require a label stating "No Equipment Ground". We recommend labeling for safety or having this outlet grounded by a qualified licensed electrician.



3.10 Item 3(Picture)

(5) Sometimes a tripped GFCI receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.

(6) Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

3.11 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

3.12 JUNCTION BOXES (OBSERVABLE)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

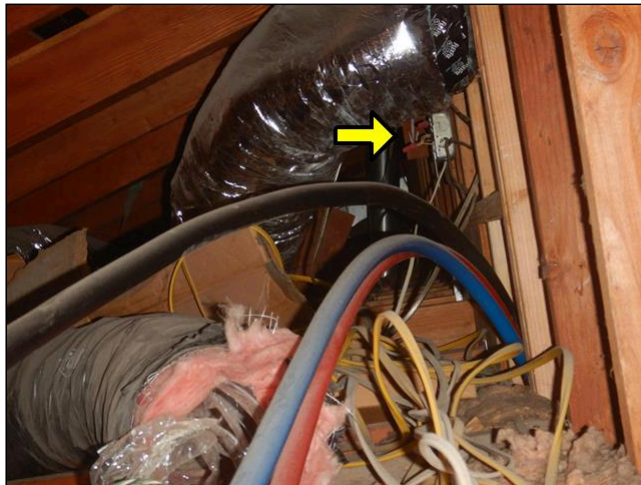
(1) Several open junction boxes observed in the attic. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



3.12 Item 1(Picture)



3.12 Item 2(Picture)



3.12 Item 3(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Several open junction boxes observed in the crawlspace. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



3.12 Item 4(Picture)



3.13 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Comments:

- (1) A representative number of exterior lights were tested and were found to be functional at the time of the inspection.
- (2) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.



3.13 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) There is no light installed by the left side exterior door. This is non standard and a safety hazard. We recommend having a light installed by a licensed electrician.



3.13 Item 2(Picture)



3.14 SOLAR SYSTEMS

Comments:

The electric solar system and its related components are beyond the scope of the home inspection and was not inspected. We recommend verifying that the electric solar system is operational prior to the end of your contingency period.



3.15 ELECTRICAL - OTHER

Comments:

We recommend further evaluation of the entire electrical system and its related components prior to the end of your contingency period by a qualified licensed electrician due to the number of electrical defects discovered throughout the house and garage at the time of the inspection.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All electrical concerns/ defects should be considered a safety concern and should be corrected.

4. Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

4.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL, LIGHT INSERTS

Comments:

[Garage door photo\(s\).](#)

The garage vehicle door hardware including the door, track, and springs appear to be functioning as intended.



4.0 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



4.0 Item 2(Picture)

4.1 GARAGE VEHICLE DOOR OPENER(S)

Comments:

(1) Due to the high number of garage door openers that fail to auto-reverse when testing the garage door openers pressure-activated auto-reverse feature which could cause severe damage to the garage door and its related components when it fails to auto-reverse, we did not test the garage door openers pressure-activated auto-reverse feature at the time of the inspection. We recommend having the garage door(s) pressure-activated auto-reverse feature tested prior to the end of your contingency period by a qualified licensed garage door contractor.

(2) Sensors are in place, were tested and will reverse the garage door.

4.2 GARAGE CEILING

Comments:

The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Comments:

IN NI NP RR IO Items

- (1) The walls have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.
- (2) There are several holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.



4.3 Item 1(Picture)

(3) Due to occupants personal items, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

4.4 GARAGE FLOOR/ SLAB

Comments:

Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

4.5 FIRE-RATED DOOR

Comments:

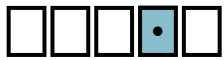
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The door between the house and the garage appears to be a fire rated door.



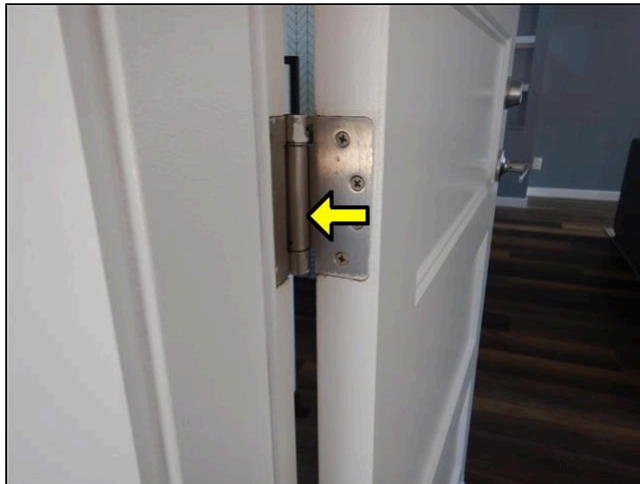
4.5 Item 1(Picture)



4.6 FIRE-DOOR CLOSING DEVICE

Comments:

The required auto-closing hinge(s) did not work when tested. We recommend necessary repairs or replacement by a qualified licensed door contractor.



4.6 Item 1(Picture)



4.7 GARAGE VENTILATION

Comments:

IN NI NP RR IO Items

The screen material in the garage vents is missing at some vents. This can allow rodent intrusion. We recommend replacing the screens as necessary by a qualified contractor.



4.7 Item 1(Picture)

4.8 OUTLETS/ FIXTURES/ WIRING/ 220V

Comments:

(1) There is exposed Romex type wires noted in the garage in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.



4.8 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



4.8 Item 2(Picture)

(2) Some wires in the garage are not properly secured as required. We recommend necessary corrections by a qualified licensed electrician.

(3) There are extension cords that are being used as permanent wiring in the garage. Extension cords are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper wiring by a qualified licensed electrician.



4.8 Item 3(Picture)

4.9 GFCI OPERATION

Comments:

There is no GFCI protected receptacles in the garage. We recommend upgrading the garage receptacles to GFCI protected receptacles by a qualified licensed electrician for safety.

4.10 POLARITY/ GROUNDING (RECEPTACLES)

4.11 GARAGE - OTHER

Comments:

There appears to be home made shelving hanging from the garage ceiling. This

IN NI NP RR IO Items

shelving does not appear to be constructed in a manner to carry a heavy load. This could be a safety hazard. We recommend removing this overhead shelving.



4.11 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Water Heater

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

5.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER YEAR MANUFACTURED: 2013
WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER CAPACITY: 50 GALLON

Comments:

- (1) [Photo of the water heater.](#)



5.0 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



5.0 Item 2(Picture)

(2) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heater routinely as regular maintenance.

(3) A leak pan is not installed under the water heater. We recommend installing a leak pan under the water heater by a qualified licensed plumber.



5.0 Item 3(Picture)

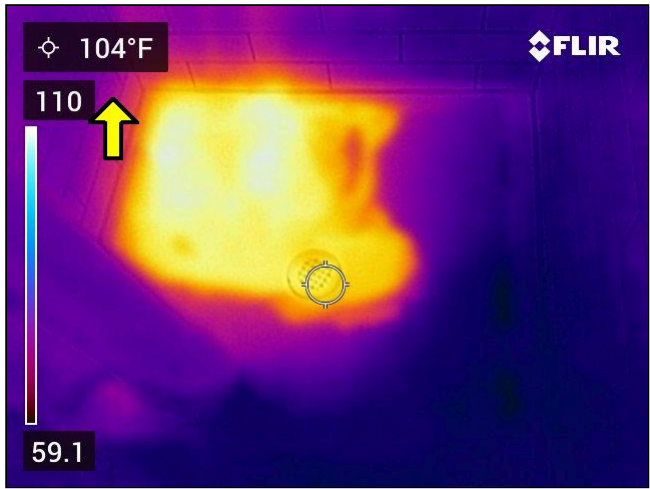
IN NI NP RR IO Items

(4) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.



5.0 Item 4(Picture)

(5) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heater routinely as regular maintenance.



5.0 Item 5(Picture)

5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)

Comments:

The water heater is adequately strapped as required.

5.2 MAIN WATER HEATER FLUE

5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The water heater in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.



Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, base boards, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



6.0 INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: SHEETROCK, LEAD BASED PAINT (40 YEARS), OLDER

Comments:

(1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*). An elevated moisture was not detected at the time of the inspection.



6.0 Item 1(Picture)

(2) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

period.

(3) **A WORD ABOUT PHOTOS:** The photos in this report and their associated captions are included as a sampling of the conditions inspected. The photos are intended to clarify selected issues, but are NOT intended to imply their relative importance. Client(s) is advised that NOT all defects will be supported with photos and that NOT all photos taken will be used in the report. If similar defects are found at several locations throughout the property, only a representative number of photos may be shown in this report. Repairs should not be limited to only those areas, but at all instances of the defect(s). Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous photos may be taken of a property but not all will necessarily be included with a corresponding comment in the report. Only a sample number of photos are used and it's MOST important to use and go off the written comment and written information provided in your report. Please reach out to your inspector to request additional photos of an area or item you would want included.

(4) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.**

(5) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

(6) Note: This home is over 25 years old: Client must understand that any original components in the house are very likely worn. HOME INSPECTORS DO NOT PREDICT THE LIFE REMAINING OF ANY COMPONENT. If concerned about the life remaining of any component, we recommend further evaluation by a licensed contractor in the appropriate trade prior to the end of your contingency period.

(7) Properties over 40 years old may have had asbestos type products used. We did not test any areas in the property for asbestos which is out of the scope of a general home inspection. If your concerned that this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.

(8) **Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.**

(9) This home is older 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,

IN NI NP RR IO Items

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.

(10) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.



6.1 CEILINGS

Comments:

The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.



6.2 WALLS

Comments:

(1) The walls have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

(2) Some of the walls are built below the soil grade and may be subject to moisture intrusion if they are not adequately sealed. It is beyond the scope of our inspection to verify the presence of moisture barriers. If concerned about these areas we recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period.

(3) Due to stored personal items not all areas throughout the property were visible and accessible at the time of the inspection. The slab and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.



6.3 FLOOR COVERINGS



6.4 STEPS, STAIRWAYS, RAILINGS

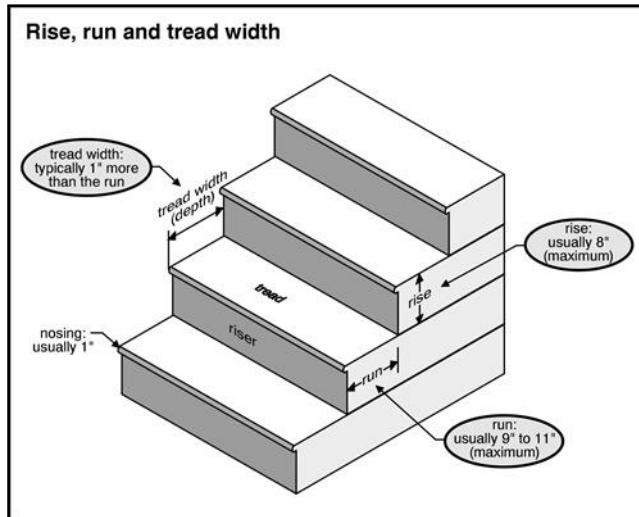
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

The garage stair length/height is non-standard and/or inconsistent. This is a possible safety concern. We recommend having the stairs corrected by a qualified licensed contractor.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:

- (1) The cabinets throughout the house have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.
- (2) Due to stored personal items such as towels, clothing, personal items, hygiene and/or cleaning products, a full evaluation of the cabinets and closets could not be made. We recommend that you carefully inspect all cabinets and closets prior to the end of your contingency period or during your final walk through. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade..

6.6 DOORS (REPRESENTATIVE NUMBER)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

Comments:

(1) A door swings over a lower floor level. Current building standards would require that a 36 inch landing no more than 1 inch lower than the threshold be installed so that the door does not swing over a lower floor level. This may have been acceptable at the time of construction and therefore the requirement is unknown. Recommend installing a proper landing by a qualified licensed contractor as an upgrade for safety.



6.6 Item 1(Picture)

(2) A door rubs on the ceiling. We recommend necessary corrections by a qualified person.



6.6 Item 2(Picture)

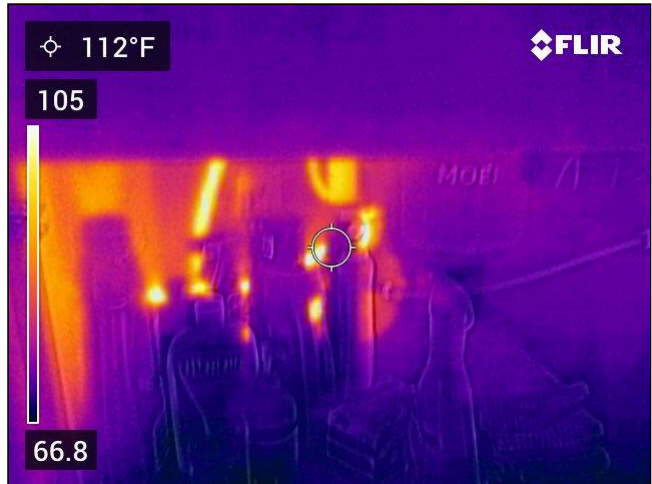


6.7 INFRARED CAMERA INSPECTION FINDINGS

Comments:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

(1) Infrared Camera Thermal Photos.



6.7 Item 1(Picture)



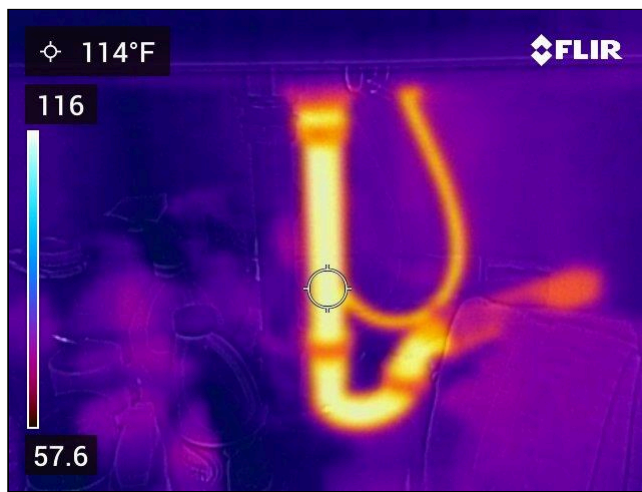
6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 4(Picture)



6.7 Item 5(Picture)



6.7 Item 6(Picture)

(2) An infrared (thermal imaging) scan was performed throughout the property at the time of the inspection using a hand held infrared (thermal imaging) inspection camera. No anomalies were found at the time of the inspection using this camera.

IN NI NP RR IO Items

6.8 INTERIORS - OTHER

Comments:

(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental hygienist prior to the end of your contingency if you are concerned.

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

(3) MAINTENANCE RECOMMENDATION: We recommend having the property professionally cleaned prior to moving in by a licensed cleaning company.

6.9 ADDITIONS/ MODIFICATIONS

Comments:

This house appears to have additions added to the original structure. It is beyond the scope of our general home inspection to verify permits. We recommend checking city records to verify the existence of permits prior to the end of your contingency period.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.



Laundry Note: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

Underground Gas Pipe Note: Determining if the below ground gas pipes leak is beyond the scope of a home inspection. If concerned we recommend further evaluation of all underground gas piping by a licensed plumbing contractor prior to the end of your contingency period. Note: While the inspector attempts to discover gas leaks at the accessible gas fittings and appliances while using a gas leak detector, some leaks can go undetected.

Home inspectors do not operate (turn) any water supply shut off valves at any property such as angle stops (the type under sinks and toilets), laundry hose spigots, water heater supply valves, or main water shut off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

7.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS, PARTIALLY VISIBLE, CAST IRON

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: 2" DIAMETER

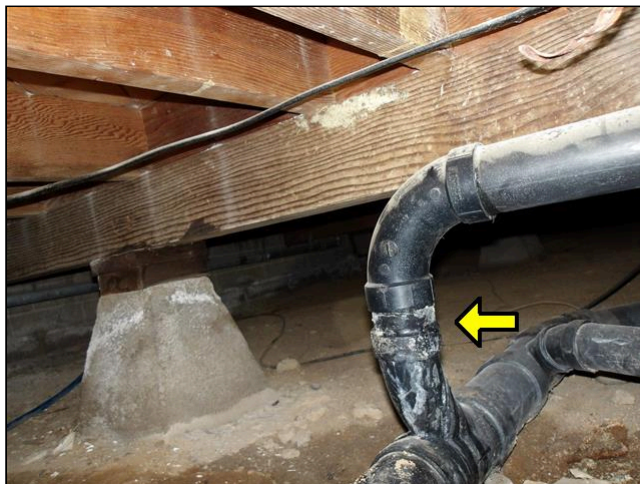
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

- (1) Some of the original drain, waste and vent system has been replaced with ABS plastic piping and some of the original cast iron piping is still present. Cast iron lines typically have a life span of about 50-60 years. Due to this fact, we highly recommend that you have the remaining cast iron waste piping system evaluated by a qualified licensed plumber, to include a video scope, prior to the end of your contingency period.
- (2) Several leaks were observed in the crawl space drain lines. We recommend further evaluation and any necessary repairs made by a qualified licensed plumber.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

(3) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

(4) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

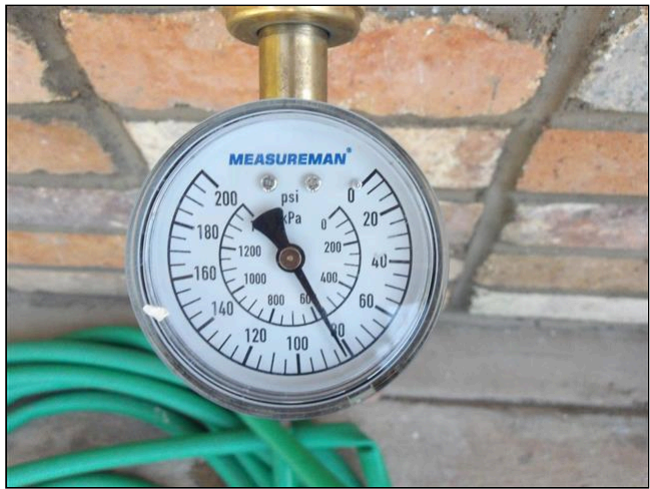
PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): PEX, PARTIALLY VISIBLE

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 80-85 PSI (HIGH)

Comments:

The water pressure was checked with a water pressure gauge and was measured to be higher than 80 PSI at the time of the inspection. This is to high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.



7.2 Item 1(Picture)

7.3 HOSE SPIGOT(S)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) The accessible hose spigots were tested and were found to be operational at the time of the inspection. Note: Some hose spigots may leak or drip when a watering hose is connected due to back pressure.



7.3 Item 1(Picture)

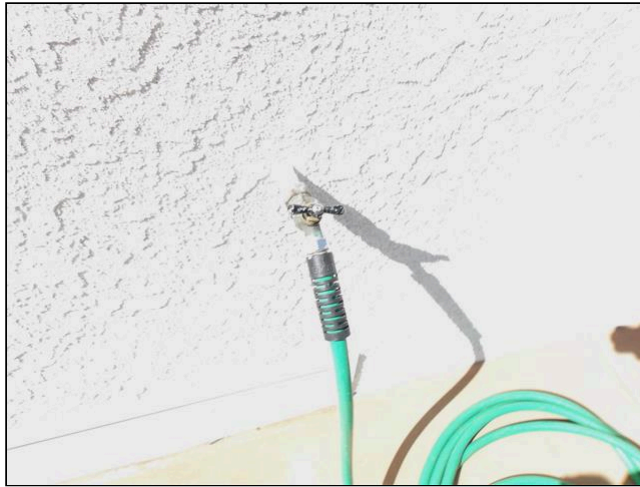
(2) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



7.3 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



7.3 Item 3(Picture)

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments:

A gas leak test was conducted at accessible gas fittings and appliances using a gas leak detector. There were no gas leaks detected at the time of the inspection.



7.4 Item 1(Picture)



7.4 Item 2(Picture)



7.5 FAUCET(S)

Comments:

The kitchen faucet is loose. We recommend necessary repairs or replacement by a qualified licensed plumber.



7.5 Item 1(Picture)



7.6 WATER SOFTENER(S)

Comments:

There is a water filter installed which we did not inspect. Water filters are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.

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

8. Bathroom(s)

The bathroom(s) and it's related components were inspected and appeared to be functioning/ operating as intended at the time of the inspection unless other wise commented on in the appropriate bathroom section(s).



MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

8.0 CABINET(S)

Comments:

Due to stored personal items such as towels, clothing, personal items, hygiene and/or cleaning products, a full evaluation of the cabinets and closets could not be made. We recommend that you carefully inspect all cabinets and closets prior to the end of your contingency period or during your final walk through. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

8.1 BATHROOM OTHER

Comments:

MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The bathroom(s) were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving personal property, furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

9. Laundry

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: NOT VISIBLE TO VIEW, UNKNOWN

Comments:

The laundry waste pipe(s) do not appear to have a P-Trap as required by today's standards. We recommend further evaluation by a licensed plumber. If one is not present, we recommend having one installed by a qualified licensed plumber.



9.0 Item 1(Picture)

9.1 CLOTHES DRYER VENT

DRYER VENT: FLEXIBLE METAL

Comments:

We recommend having the dryer vent cleaned by a qualified person.

9.2 LAUNDRY OTHER

Comments:

The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The laundry room/ area inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving personal property, furniture, washing machine/ dryer and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

10. Fireplaces/ Chimneys

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

We recommend that all fireplaces be cleaned and inspected by a qualified licensed person prior to using and on a regular basis to insure safe operation.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

10.0 CHIMNEY(S)

FIRE PLACE TYPES: CONVENTIONAL

NUMBER OF FIREPLACE(S): ONE

Comments:

- (1) We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.
- (2) There is no liner in the flue of the brick chimney. Most chimney sweeps insist on a liner installation before considering the chimney safe to be used. We recommend having the chimney inspected and a liner be installed by a licensed chimney contractor prior to use.



10.0 Item 1(Picture)

10.1 FIREPLACE(S)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

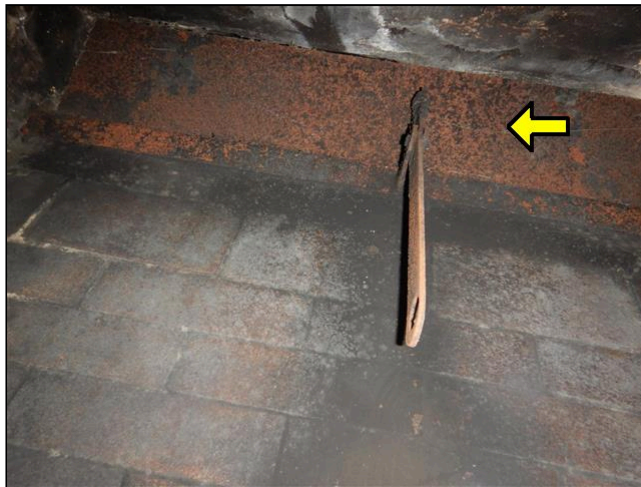
IN NI NP RR IO Items

- (1) There are no glass doors or a screen installed at the fireplace. We recommend having glass doors and a screen installed by a qualified licensed chimney contractor as a safety upgrade.
- (2) Cracking and some deterioration is observed in the master bedroom fireplace. We recommend necessary repairs by a qualified licensed chimney contractor.



10.1 Item 1(Picture)

- (3) Some of the metal components inside the fireplace are rusted. We recommend further evaluation by a licensed chimney contractor and repairs made as needed.



10.1 Item 2(Picture)

10.2 DAMPER/ DAMPER CLAMP

Comments:

The damper is inoperable or difficult to open. We recommend necessary repairs by a licensed chimney contractor.

10.3 HEARTH/ MANTLE

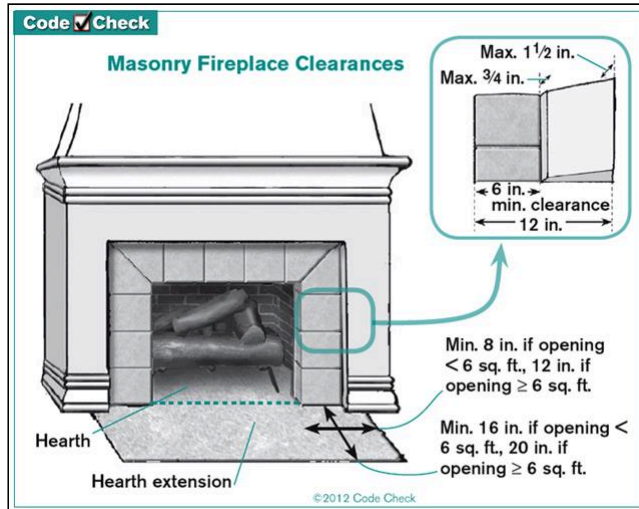
Comments:

The hearth at the front of the fireplace is missing/ of inadequate size/ or an improper material. This condition does not comply with current building and fire and safety requirements. We recommend installation of a properly sized hearth by a qualified

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

licensed contractor.



10.3 Item 1(Picture)



10.3 Item 2(Picture)

10.4 FIREPLACE/ CHIMNEY - OTHER

Comments:

We recommend further evaluation of the entire fireplace and chimney and its related components by a qualified licensed chimney contractor prior to the end of your contingency period due to the number of defects discovered and necessary repairs or replacement made as needed.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The fireplace was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Detectors, Safety, Security



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

11.0 SMOKE DETECTORS

11.1 CARBON MONOXIDE DETECTOR(S)

Comments:

Photo of carbon monoxide detector(s).



11.1 Item 1(Picture)

11.2 SAFETY - OTHER

Comments:

(1) All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.

(2) All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

12. Heating Equipment

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues: the interior of ducts; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features, interior of the ducts are not inspected for cleanliness and if concerned about the cleanliness we recommend having them checked and cleaned by a licensed HVAC contractor prior to the end of your contingency period.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items



12.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR

NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): TWO

ENERGY SOURCE: NATURAL GAS

AGE OF HEATER: GAS - OVER 20 YEARS OLD

Comments:

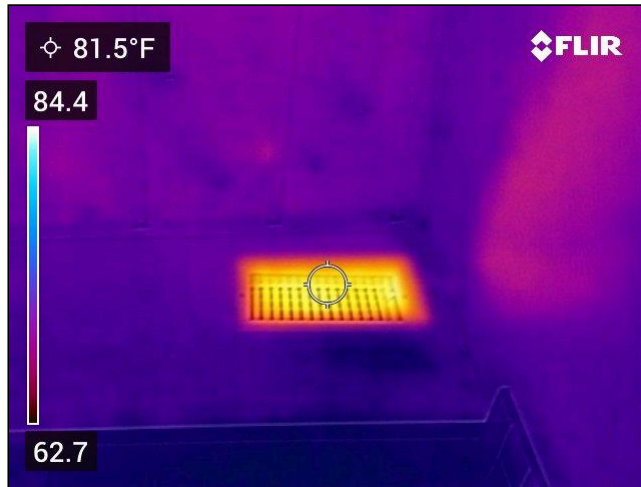
(1) **Infrared Thermal photo of the furnace(s) being tested.**



12.0 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



12.0 Item 2(Picture)

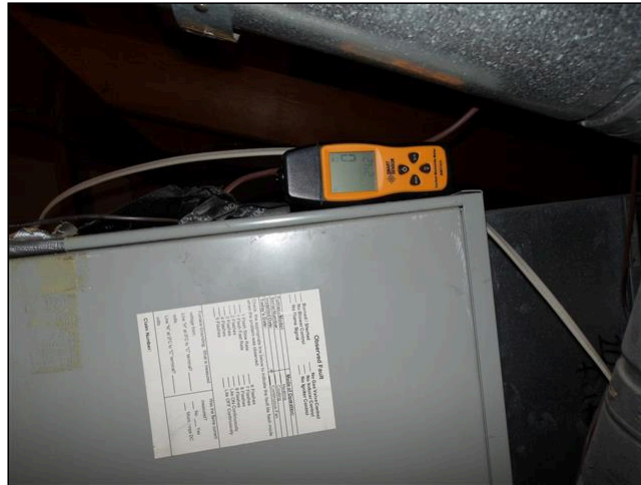
(2) A gas leak test was conducted at accessible gas fittings at the furnace using a gas leak detector. There were no gas leaks detected at the time of the inspection.



12.0 Item 3(Picture)

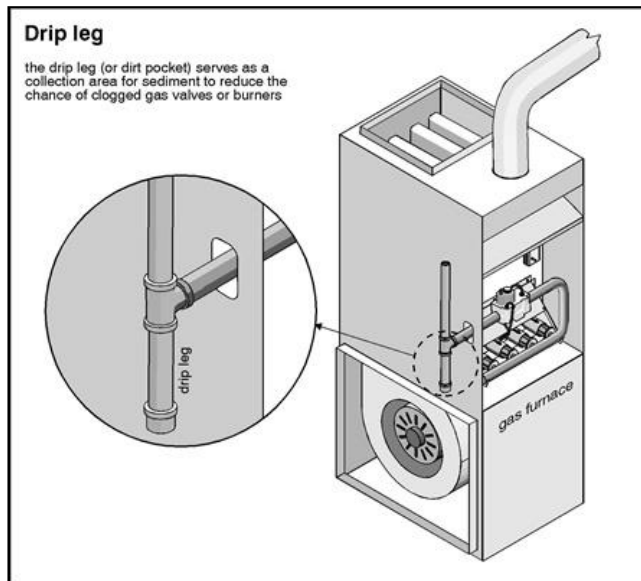
IN NI NP RR IO Items

(3) A carbon monoxide test was performed using a hand help carbon monoxide detector during the inspection while testing the gas furnace. Carbon monoxide was not detected at the time of the inspection.



12.0 Item 4(Picture)

(4) The gas supply pipe at the furnace 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 help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed by a qualified licensed HVAC contractor.



12.0 Item 5(Picture)

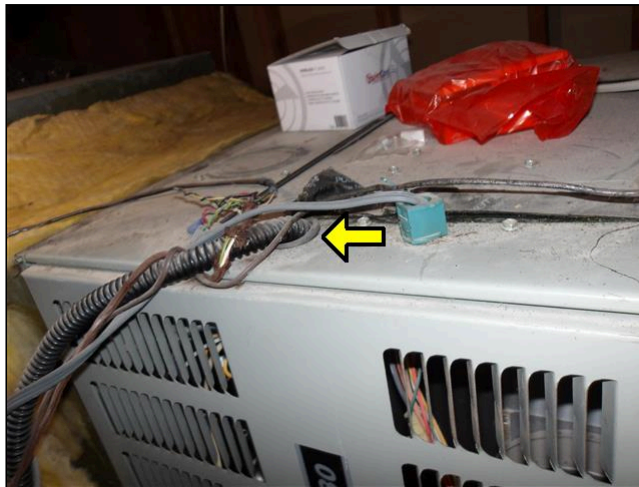
IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



12.0 Item 6(Picture)

(5) The flexible gas supply pipe passes through the furnace housing. Vibration from the furnace can wear through flexible gas pipe which could cause a gas leak. SDG&E is "Red Tagging" this condition as they considered it to be unsafe. Due to this condition we recommend a rigid cast pipe be installed from the gas regulator through furnace housing, to the exterior of furnace housing by a qualified licensed HVAC contractor.



12.0 Item 7(Picture)

IN NI NP RR IO Items

(6) The furnace for the right side of the house is older but did work at the time of the inspection. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period. We also recommend that you keep a good home warranty in place, which covers the furnace.

(7) The furnace for the left side of the house was tested and was functional/ operated at the time of the inspection.



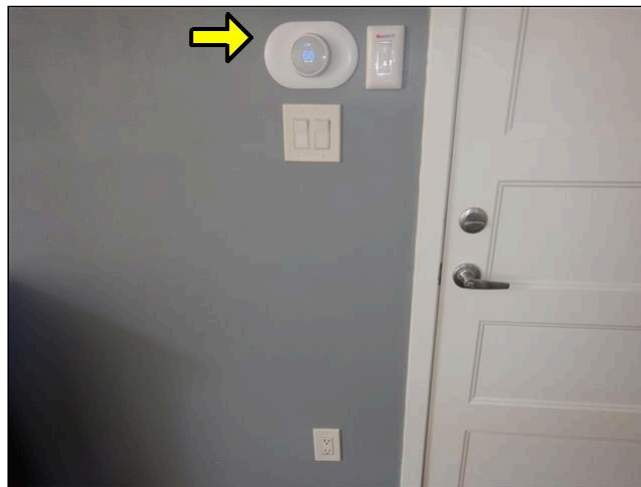
12.0 Item 8(Picture)



12.1 THERMOSTAT(S)

Comments:

Both of the thermostats in the house were operational when used to operate the HVAC systems 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. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.



12.1 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

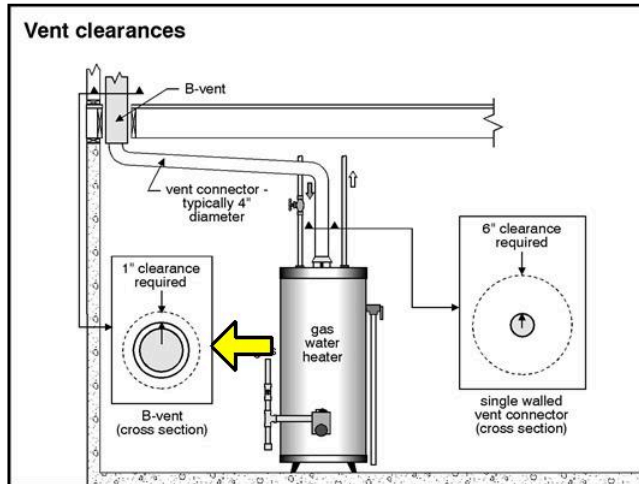
IN NI NP RR IO Items



12.2 VENTS AND FLUES (HEATING SYSTEM)

Comments:

There is insufficient clearance at the left side furnace, furnace flue. With a double wall flue, a 1 inch clearance must be maintained between the flue and combustible materials. The furnace flue is in direct contact with or to close to combustible materials. We recommend necessary corrections by a qualified licensed HVAC contractor.



12.2 Item 1(Picture)



12.2 Item 2(Picture)



12.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, FILTERS, REGISTERS)

DUCTWORK: INSULATED

FILTER TYPE: FILTER(S) ARE DIRTY. WE RECOMMEND REPLACING.

Comments:

The air filter(s) for the HVAC system is dirty. We recommend replacing by a qualified person.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Cooling Equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

13.0 COOLING EQUIPMENT

COOLING EQUIPMENT TYPE: AIR CONDITIONER, R-22

NUMBER OF A/C UNITS: TWO

CONDENSER AGE: LESS THAN 10 YEARS, COULD NOT DETERMINE, APPEARS TO BE OLD

Comments:

(1) **Photo of the A/C unit(s).**



13.0 Item 1(Picture)



13.0 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) An ambient air test was performed by using a thermal camera on both of the AC systems to determine if the difference in temperatures of the supply and return air was between 14 degrees and 22 degrees which indicates that the AC systems are cooling as intended.

The air supplied to the left side of the house was measured around **50 degrees**.

The air returning to the system (return) at the left side of the house was measured at **70 degrees**.

The air supplied to the right side of the house was measured around **53 degrees**.

The air returning to the system (return) to the right side of the house was measured at **67 degrees**.

This indicates that the range in temperature drop is normal at both AC systems. This is not an exhaustive test and cannot predict the performance of the AC systems on extremely hot or humid days.



13.0 Item 3(Picture)



13.0 Item 4(Picture)

(3) The AC unit(s) are not strapped to pad(s). Most manufacturers installation

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections. We advise repair with qualified person.



13.0 Item 5(Picture)

(4) The right side air conditioning system in this property is an older system which may have R 22 freon. Effective January 1, 2020 the Department of Energy mandates that all manufactured air conditioner condensing units use R 410-A freon. The older R 22 freon will no longer be allowed. We recommend further evaluation by a licensed HVAC contractor prior to the end of your contingency period to check the freon level and for upgrade or replacement options. If the repair requires adding R22 refrigerant to the system, the only options will be reclaimed and previously-produced R22 refrigerant. Once there is no more R22 refrigerant available the compressor must be replaced. We also recommend budgeting for replacement and obtaining and keeping a Home Warranty that covers this HVAC system.



13.0 Item 6(Picture)

(5) The right side AC system is 15 or more years old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation and servicing by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

13.1 CONDENSATE EQUIPMENT

Comments:

There is no secondary AC condensation drain installed at the right and left side units. This may have been acceptable at time of installation. However, today a secondary drain or alternate device is required to prevent damage in case of a clog in the primary drain. We recommend installing a secondary drain or alternate device by a qualified licensed HVAC contractor.



13.1 Item 1(Picture)



13.1 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Ventilation and Insulation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

14.0 INSULATION IN THE ATTIC SPACE

ATTIC INSULATION: FIBERGLASS BATT, BLOWN-IN

R-VALUE (APPROXIMATE): APPROXIMATE R-19

Comments:

- (1) [Photo of the insulation.](#)



14.0 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) Some of the batt insulation has been moved in the attic space. This insulation was not put back into position where needed. We recommend having the insulation distributed properly/ put back into place to improve the thermal efficiency of the house by a qualified person.



14.0 Item 2(Picture)

(3) The insulation in the attic is compressed. We recommend increasing the amount of insulation to improve the thermal efficiency of the house by a qualified licensed contractor.



14.0 Item 3(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(4) The insulation in the attic was poorly-installed and had significant gaps which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels. We recommend that insulation be properly distributed by a qualified person.

(5) Insulation was noted to be in contact with several recessed lights in the attic area. This is a safety/ fire hazard. We recommend removal/ necessary corrections by a qualified person.



14.0 Item 4(Picture)

(6) The insulation in the attic appears to be functioning as intended.

14.1 VENTILATION OF THE ATTIC SPACE

ATTIC VENTILATION: GABLE AND SOFFIT VENTS, ROOF VENTS

14.2 INSULATION UNDER THE FLOOR SYSTEM

Comments:

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. We recommend adding insulation to the floor system in the crawlspace by a qualified person.

14.3 VAPOR RETARDERS (CRAWLSPACE)

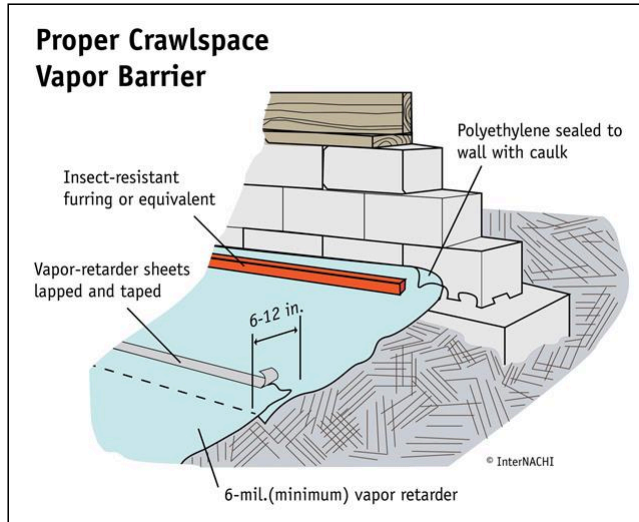
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

A vapor barrier is not installed on the crawl space ground under the house. This condition is conducive to wood destroying insects and organisms due to the likelihood of water evaporating into the wood structure from the soil. We recommend having a vapor barrier installed by a qualified person.



14.3 Item 1(Picture)

14.4 VENTILATION OF THE CRAWLSPACE

14.5 WHOLE HOUSE FAN

Comments:

The whole house fans did operate when tested at the time of the inspection.



14.5 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Note: Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

15.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE (GARAGE), SCUTTLE HOLE (PANTRY)
WALL STRUCTURE: WOOD STUDS

15.1 ROOF STRUCTURE AND ATTIC SPACE

ROOF TYPE: GABLE, FLAT
ROOF STRUCTURE: STICK-BUILT, WOOD SLATS
METHOD USED TO OBSERVE THE ATTIC SPACE: CRAWLED, LIMITED ACCESS

Comments:

(1) A rafter support was removed in the garage. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period.



15.1 Item 1(Picture)

(2) Due to the structure of the roof/ framing and forced air handling components, some

IN NI NP RR IO Items

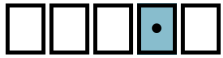
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

areas of the attic space could not be inspected.

(3) Debris is observed in the attic space. We recommend having all the debris removed from the attic space by a qualified person.

(4) Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.



15.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB, WOOD JOISTS

Comments:

(1) The floor in the far left room is sloping excessively in several areas throughout the house. This condition could be due to age and settlement. The exact cause and evaluation is beyond the scope of a general home inspection. We recommend further evaluation by a licensed foundation contractor or structural engineer prior to the end of your contingency period.



15.2 Item 1(Picture)

(2) The concrete slab throughout the property was not visible to inspect. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks or other concealed defects that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer prior to the end of your contingency period if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.



15.3 FOUNDATION

FOUNDATION: RAISED (CRAWLSPACE), RAISED WITH SLAB SECTION

METHOD USED TO OBSERVE THE CRAWLSPACE: CRAWLED

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(1) This homes foundation appears to be original. Due this this condition we recommend further evaluation of the foundation system and related components by a licensed foundation contractor prior to the end of your contingency period and have any necessary repairs or replacement made as needed.

(2) 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. We 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.



15.3 Item 1(Picture)

15.4 FOUNDATION BOLT(S)

FOUNDATION BOLTS: BOLTED - YES

Comments:

Foundation bolts are present where visible.



15.4 Item 1(Picture)

15.5 WOOD FLOOR STRUCTURE

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

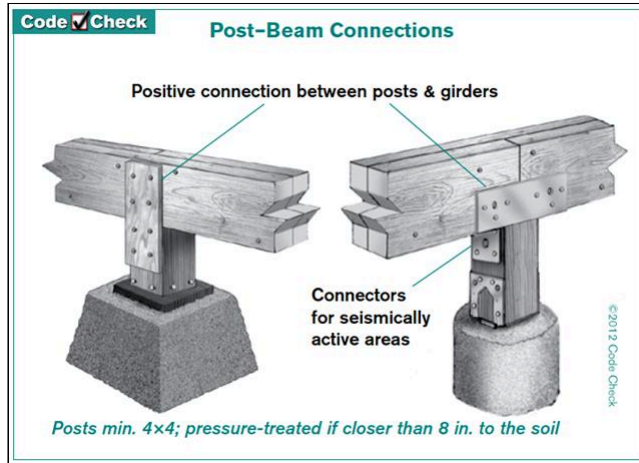


15.6 COLUMNS AND/ OR PIERS

COLUMNS AND/ OR PIERS: WOOD POST AND CONCRETE PIERS

Comments:

The wood posts are not strapped/ bolted to the floor beams or concrete piers. At time of construction, and until 1994 this was acceptable. We recommend having the post and pier system strapped/ bolted for stability and seismic resilience. We recommend necessary repairs by a qualified licensed foundation contractor.



15.6 Item 1(Picture)



15.6 Item 2(Picture)



15.7 CRAWLSPACE (ANOMALIES IN CRAWLSPACE)

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

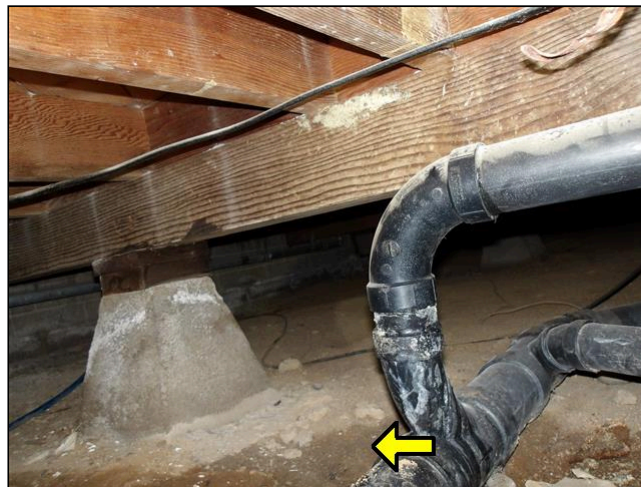
IN NI NP RR IO Items

(1) Debris was present in the crawlspace which prevent complete access to all areas of the crawlspace. This prevented a complete evaluation of the foundation, footings, piers, and plumbing or electrical components that are present in those areas that could not be accessed. We recommend removing this debris and/or items stored under the house and having all these areas and related components be inspected by this company or qualified person prior to the end of your contingency period.



15.7 Item 1(Picture)

(2) The ground/ dirt in the crawlspace under the house was excessively moist at the time of the inspection. Due to this condition this area and it's related components could not be inspected. We recommend having the entire crawlspace and related components inspected by this company or a qualified contractor once the ground is dry and prior to the end of your contingency period.



15.7 Item 2(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) Desiccated soil "Dry Lake Bed" Is noted under the house. This condition results when water intrusion occurs under a house and then dries out. This can be caused by a high water table, water intrusion during heavy rain or irrigation, or a past/ present plumbing leak. I was unable to determine the cause. We recommend further evaluation or monitoring for water intrusion and necessary corrections as needed.



15.7 Item 3(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable, or determine the effectiveness or life remaining of any built-in appliances.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

16.0 MICROWAVE (BUILT-IN)

Comments:

Photo of microwave being tested.

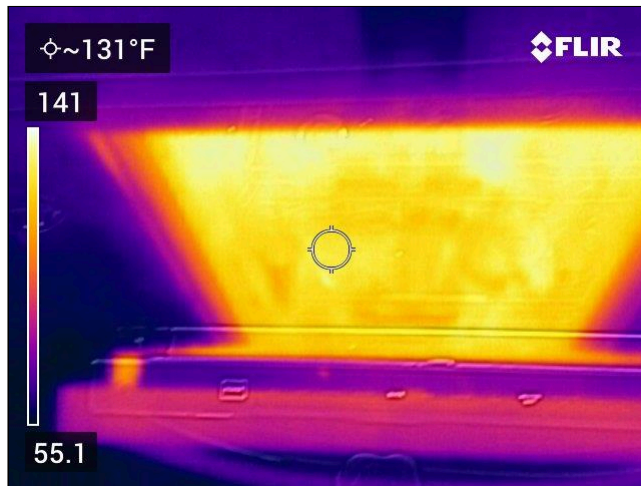
The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

16.1 DISHWASHER

Comments:

Infrared Thermal photo of the dishwasher being tested.

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.



16.1 Item 1(Picture)

16.2 FOOD WASTE DISPOSER

Comments:

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.

16.3 RANGE HOOD/ VENT

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:

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.



16.3 Item 1(Picture)



16.3 Item 2(Picture)



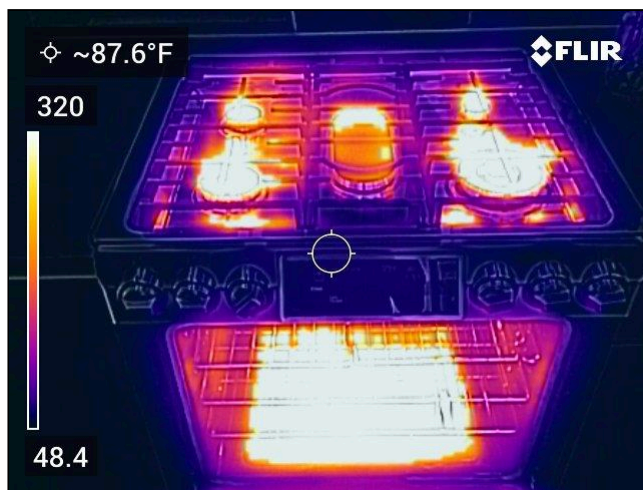
16.4 RANGE/ OVEN

RANGE/ OVEN: GAS

Comments:

(1) **Infrared Thermal photo of the oven being tested.**

The oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the oven.



16.4 Item 1(Picture)

(2) **Infrared Thermal photo of the oven being tested.**

The oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the oven.



16.5 REFRIGERATOR

Comments:

(1) 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.

(2) I could not identify or inspect the outlet or water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection are not moved to inspect the walls/floors/other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

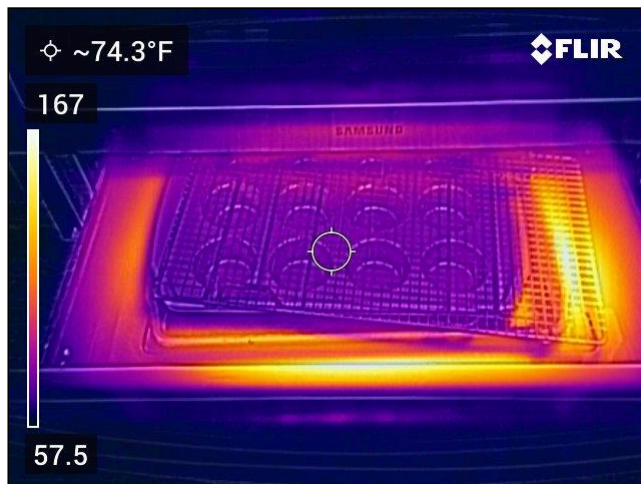


16.6 WARMING DRAWER

Comments:

IN NI NP RR IO Items

The warming drawer functioned when tested at the time of the inspection.



16.6 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

17. Gas, Electric, Water Shut-Off Locations

Home inspectors do not operate (turn) the main water supply shut off valve or the main gas shut off valve in accordance with industry standards of practice. If you are concerned about the functionality of these valves we recommend contacting a licensed plumber prior to the end of your contingency period for review. If you have questions about these exclusions, please contact your home inspector.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

17.0 MAIN GAS SHUT-OFF VALVE

Comments:

The main gas shut off valve is located at the gas meter at the right exterior side of the property (facing front).



17.0 Item 1(Picture)

17.1 MAIN ELECTRICAL PANEL

Comments:

The Main Electrical panel is located at the right exterior side of the property (facing front).



17.1 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

17.2 MAIN WATER SHUT-OFF

Comments:

I could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to shut water off at the street meter or have a plumber install an easily accessible shut off valve.

17.3 SUB ELECTRICAL PANEL(S)

Comments:

The sub-panel is located in the garage.



17.3 Item 1(Picture)

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

18. POOL, SPA, EQUIPMENT & SAFETY

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

18.0 OPERATIONAL CONDITION OF POOL

Comments:

(1) Photo of the pool/ spa.



18.0 Item 1(Picture)

(2) Our company does not inspect pools for leaks or seepage. Only components readily accessible are inspected. If concerned we recommend further evaluation by a qualified licensed pool contractor.

(3) There is no visible rescue/ safety equipment placed around the pool/ spa area. This

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

is a safety concern. We recommend placing the required rescue/ safety equipment where needed around the pool as a safety upgrade.

18.1 OPERATIONAL CONDITION OF SPA

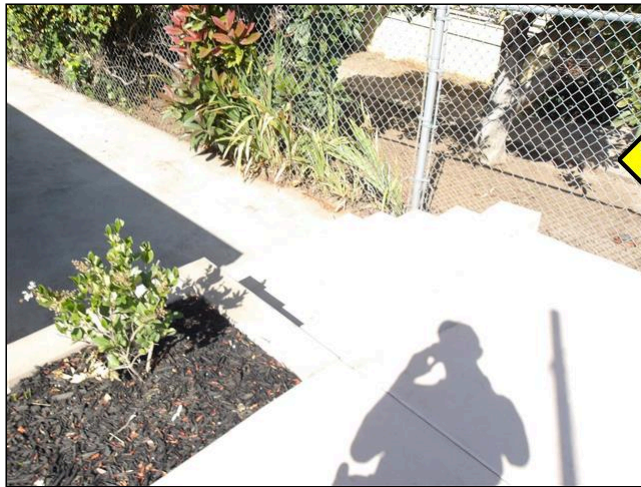
Comments:

- (1) The spa jets did not appear to be functioning as intended. One or more of the jets had low or no flow during testing. This can be caused by an obstruction or problems with concealed plumbing. We advise further review with qualified pool technician.
- (2) Our company does not inspect spas for leaks or seepage. Only components readily accessible are inspected. If concerned we recommend further evaluation by a qualified licensed pool contractor.

18.2 FENCING/ COVER

Comments:

- (1) Door alarms should be installed on all house doors that lead to the pool area due to no barrier between the house and the pool. We recommend installing door alarms in accordance with your local building requirements by a qualified licensed contractor.
- (2) A portion of the fence at the pool area is climbable and non standard when a pool/ spa is present. We recommend installing an appropriate fence by a licensed fence contractor.



18.2 Item 1(Picture)

- (3) The pool safety fencing appeared functional and may have met the standards at the time of installation. The latest safety standards call for the fencing/gates/access points to be more child-proof. These items can include the height of the fence, any openings, and the latch. We recommend upgrading the fencing by a qualified licensed fence contractor for child safety.

18.3 SURFACE WALLS AND FLOOR OF POOL AND OR SPA

SHAPE: KIDNEY

WALL MATERIALS: PEBBLE TECH

18.4 PERMANENT ACCESSORIES (steps, rails, diving board, ladder)

18.5 PLUMBING AND PUMPS

Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

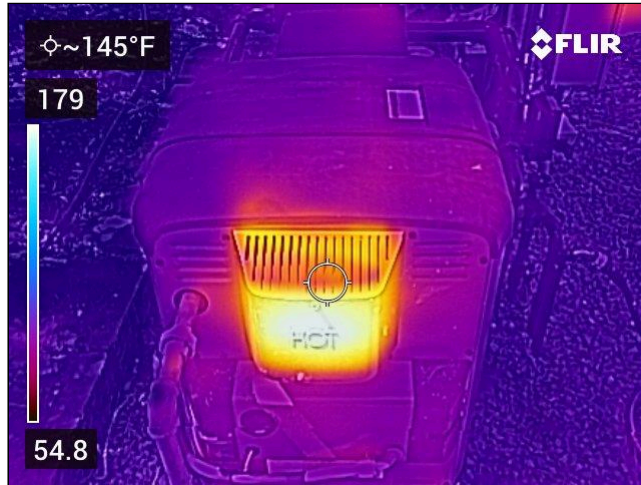
One or more pool pumps is making excessive noise when operating at on high setting at the time of the inspection. This can indicate worn parts, or limited life remaining. We recommend further evaluation by a qualified licensed pool contractor and repairs or replacement as needed.



18.6 HEATER

Comments:

(1) **Infrared Thermal photo of the pool/ spa furnace being tested.**



18.6 Item 1(Picture)



18.6 Item 2(Picture)

(2) The pool furnace was tested and was operational at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.



18.7 ELECTRICAL COMPONENTS



18.8 VALVES



18.9 SKIMMER

Comments:

The weir door in one of the skimmers is missing and should be replaced to prevent

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

objects from entering into the skimmer. We recommend replacing the weir door by a qualified licensed pool contractor.



18.9 Item 1(Picture)

18.10 GFCI PROTECTION

Comments:

The GFCI outlet was tested and was found to be operable at the time of the inspection.



18.10 Item 1(Picture)

18.11 COPING/ DECK

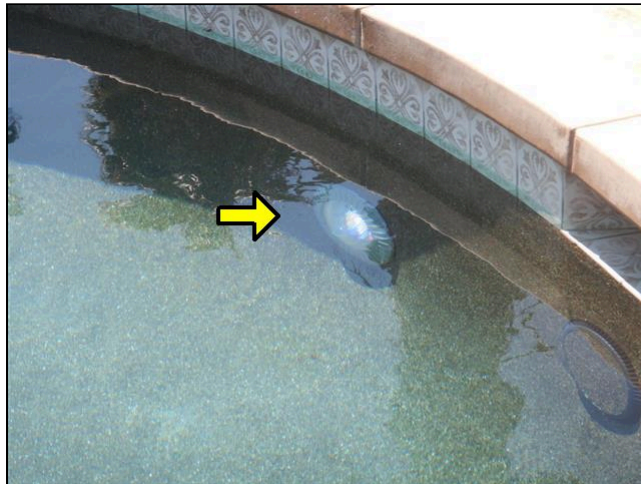
18.12 DRAIN COVERS

18.13 POOL/ SPA LIGHT
Comments:

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

(1) Photo of pool/ spa light(s) on.



18.13 Item 1(Picture)



18.13 Item 2(Picture)

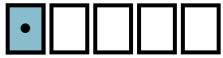


18.13 Item 3(Picture)

(2) Pool and spa light(s) are not taken out and we did not observe the condition of the wiring to the pool and spa light(s). This is out of the scope of a general home

IN NI NP RR IO Items

inspection. If concerned about the wiring to these lights we recommend further evaluation by a licensed pool contractor prior to the end of your contingency period.



18.14 POOL/ SPA FILL

Comments:

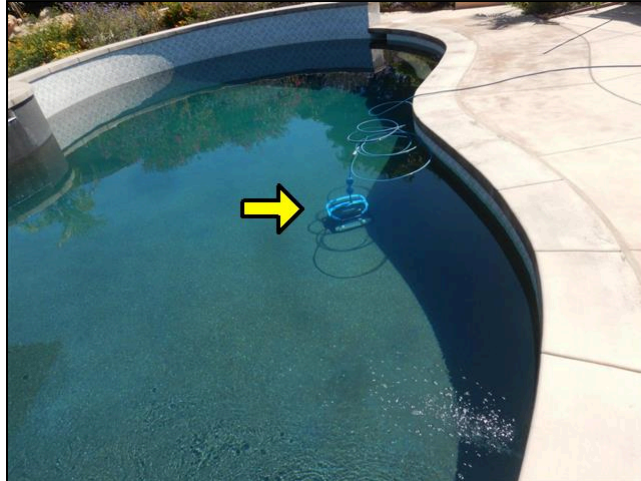
The pool fill device was tested and was operational at the time of the inspection.



18.15 POOL SWEEP

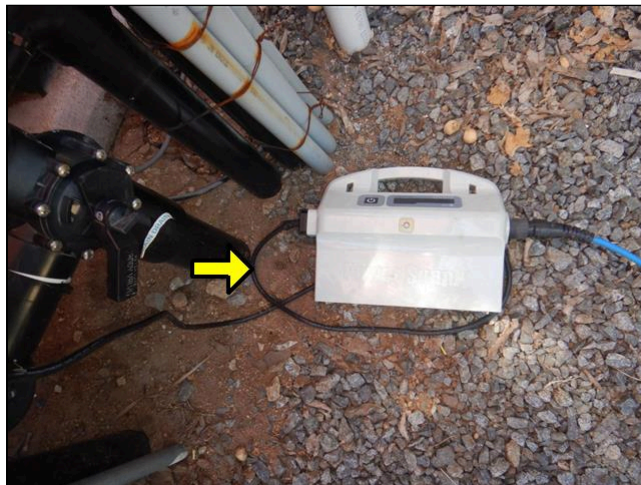
Comments:

(1) The pool sweep functioned at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the unit.



18.15 Item 1(Picture)

(2) The control/ power box for the pool sweep is on the ground. We recommend properly securing it off the deck.



18.15 Item 2(Picture)



18.16 FILTER

Comments:

The filter appeared to be functional at the time of the inspection. This is not an

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

IN NI NP RR IO Items

exhaustive test and does not verify the cleaning efficiency of the unit.

IN NI NP RR IO Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



The Property Inspection Pros

www.tpips.com
Cell - 760-525-5340
Certified Professional Inspector

Customer
Jimmy Johns

Address
4321 Smth Dr
La Mesa CA 91941

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 FLASHINGS AND ROOF PENETRATIONS

Repair or Replace

- (1) Sealant around some of the roof flashings/ penetrations is cracked. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.
- (2) There are several metal roof flashings/vents that are rusted. We recommend they be cleaned, painted and/ or replaced as needed by a qualified licensed roof contractor.
- (3) Our inspection of the roof flashings was limited to what could be seen from our vantage point. We cannot guarantee that all the flashings are in good condition. We recommend further evaluation by a qualified licensed roof contractor to ensure that all of the flashings are installed and functioning properly.
- (4) No saddle or cricket flashing was installed at the chimney. This is required when chimneys are 30 inches wide or more. We recommend further evaluation and necessary corrections by a licensed roof contractor.
- (5) There are no kickout flashings installed at the roof/wall junction. This was standard at the time of construction but are now installed. Kickout flashing help prevent rain water from entering behind the siding/ stucco. We recommend having kickout flashings installed where needed by a licensed roof contractor.

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.

(2) Some of the downspouts need extension and/or a buried drain line to carry water away from the home at several areas. We recommend necessary corrections where needed by a qualified contractor.

(3) There is an upper level roof downspout that is discharging water onto the lower roof. This causes excessive water to flow in a concentrated portion of the roof causing wear, and staining. During heavy rain water can also be forced under the roofing material causing leaks. We recommend rerouting the downspout to direct water away from the lower roof to an approved location such as a lower gutter, or a downspout all the way to the ground by a qualified contractor.

2. Exterior

2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

Repair or Replace

(2) This home has a slab which has been built at the same level or slightly above the soil outside. The ideal building will have interior floors that will be several inches higher than the exterior grade, and the building will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or the living space. This property does not meet this ideal requirement. Repairs may be need to prevent damage/moisture intrusion. We recommend further evaluation and necessary repairs by a licensed landscaping contractor.

(3) This home has a slab which has been built at the same level or slightly above the soil outside. The ideal building will have interior floors that will be several inches higher than the exterior grade, and the building will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or the living space. This property does not meet this ideal requirement. Repairs may be need to prevent damage/moisture intrusion. We recommend further evaluation and necessary repairs by a licensed landscaping contractor.

2.3 WALL CLADDING FLASHING AND TRIM

Information Only

(2) Stucco on older homes built prior to the 1970's were installed without a weep screed. Since the stucco traverses the junction of the the concrete foundation and the wood frame walls, a horizontal crack is common. This is due to the inevitable movement of the walls in relation to the concrete foundation. This crack is unlikely to cause damage if it remains small. Patching this crack is a temporary measure. Installing a weep screed will be needed to avoid cracking. The Weep screed flashing will allow for movement between the wood frame wall and the foundation stem wall. (The weep screed is a metal band at the bottom of the stucco.) We recommend installing a weep screed by a licensed stucco repair contractor.

(4) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified contractor.

2.6 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

(1) There are several window screens that are missing or damaged throughout the house. We recommend repair or replace as needed by a qualified person.

(2) Condensation was observed between the panes of glass at several windows throughout the house. This occurs when the seal has failed between the panes of glass, and ambient air has entered the assembly. Replacement of the glass is required. Since some failed windows may not be easily found due to changing ambient conditions (heat, humidity, etc). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement. We recommend repairing or replacing all windows that have failed window seals by a licensed window contractor.

(3) Window latches are inoperable at several windows throughout the house. We recommend necessary repair or replacement by a qualified licensed window contractor.

(4) The window glides for several sliding windows are worn. This causes metal-on-metal friction. The added force required to open and close the windows can lead to breakage. We recommend replacing all of the window glides by a qualified person.

(5) The sealant around the retrofit replacement windows appears to have been poorly installed. Sealant should only be present at the top and sides of the windows not the bottom. Sealant was observed at the bottom of the retrofit windows. This condition could lead to water intrusion. We recommend further evaluation and necessary repairs by a qualified licensed window contractor.

(6) There are several window screens that are damaged/old throughout the house. We recommend repair or replace as needed by a qualified person.

(10) Due to all the window issues observed we recommend further evaluation of all windows throughout the house and garage by a licensed window contractor prior to the end of your contingency period and necessary repairs or replacement made where needed.

2.7 SAFETY GLASS (EXTERIOR)

Repair or Replace

(1) Window(s) in the family room do(es) not appear to have safety tempered glass as required. I could not find any markings on the glass which would confirm this safety feature. Having standard plate glass could cause serious injury if the glass breaks. While this may have been standard installation at the time of the original construction. We recommend upgrading the glass/ windows to tempered glass/ windows by a qualified licensed window contractor as a safety upgrade.

(2) Several door(s) throughout the property do(es) not appear to have safety tempered glass as required. I could not find any markings on the glass which would confirm this safety feature. Having standard plate glass could cause serious injury if the glass breaks. While this may have been standard installation at the time of the original construction. We recommend upgrading the glass to tempered glass by a qualified licensed door contractor as a safety upgrade.

(3) Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass. We recommend having safety glass installed at the windows where needed by a licensed window contractor.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

Repair or Replace

(1) There is a crack/damage in the concrete driveway. We recommend necessary repairs by a licensed concrete contractor.

(2) There is a crack in the concrete patio. We recommend necessary repairs by a licensed concrete contractor.

(3) There is a crack in the walkway. We recommend necessary repairs by a licensed concrete contractor.

2.9 EXTERIOR STAIRS/ STEPS

Repair or Replace

There are no handrails installed at several exterior yard stairs/ steps. A handrail is required at least one

side of the stairs when four or more steps are present. This is a safety hazard and corrections are needed. We recommend installing handrails where needed for safety by a qualified licensed contractor.

2.10 FENCE AND/OR GATES

Repair or Replace

(1) A fence, barrier or guard rail is needed at several areas around the yard. A fall hazard is present at several areas. We recommend installing an approved fence, barrier, or guard rail where needed for safety by a qualified licensed contractor.

(2) The front yard masonry/ block wall is damaged/loose in several areas. We recommend necessary repairs by a qualified licensed contractor to help prevent further deterioration of the wall which could lead to instability.

(3) **The gates that give pool access are not compliant with common safety standards and should be corrected for safety. To help prevent child drowning, pool/spa area fencing and gates should be sixty inches tall and be non-climbable. Gates are required to self-close and include latches at forty-eight inches, and should open away from a pool or spa (so that a toddler could not push open an unlatched gate). We recommend further evaluation and necessary corrections and repairs by a licensed fence contractor or pool contractor.**

3. Electrical System

3.1 SUB PANEL

Repair or Replace

(2) Some of the sub panel screws are missing from the sub electric panel. We recommend installing screw(s) where needed by a qualified person for safety.

(3) Some of the sub panel mounting screw(s) are pointed. This is non standard. Pointed screws are a safety concern because they could penetrate the wires behind the cover and become energized. We recommend having these screws replaced with proper screws by a qualified person.

3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

Repair or Replace

(2) Some wires in the crawlspace are not properly secured as required. We recommend necessary corrections by a qualified licensed electrician.

(3) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.

3.4 SERVICE AND GROUNDING EQUIPMENT

Inspected

The electrical system appears to be grounded through the plumbing system only which was standard at the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

3.7 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Repair or Replace

(2) Several receptacles in the house were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs by a qualified licensed electrician.

(3) The receptacles inside the master bathroom sink cabinets were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs by a qualified licensed electrician.

3.8 RECEPTACLE(S) ISSUES

Repair or Replace

Several receptacles were found to be loose in the wall throughout the property. We recommend necessary repairs where needed by a licensed electrician.

3.10 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

(2) We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

(3) Several GFCI receptacles located at the exterior walls of the house are not operating properly, or have failed as they did not trip when tested. The outlets may be defective or mis-wired. We recommend replacement where needed by a qualified licensed electrician.

(4) Several GFCI outlets throughout the property are non-grounded outlets which is legal, but not as safe as a grounded GFCI. Non-grounded GFCI protected receptacles require a label stating "No Equipment Ground". We recommend labeling for safety or having this outlet grounded by a qualified licensed electrician.

3.12 JUNCTION BOXES (OBSERVABLE)

Repair or Replace

(1) Several open junction boxes observed in the attic. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.

(2) Several open junction boxes observed in the crawlspace. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.

3.13 EXTERIOR LIGHTING

Repair or Replace

(2) The exterior light fixtures were not sealed where the fixture meets the wall. This condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.

(3) There is no light installed by the left side exterior door. This is non standard and a safety hazard. We recommend having a light installed by a licensed electrician.

3.15 ELECTRICAL - OTHER

Repair or Replace

We recommend further evaluation of the entire electrical system and its related components prior to the end of your contingency period by a qualified licensed electrician due to the number of electrical defects discovered throughout the house and garage at the time of the inspection.

4. Garage

4.1 GARAGE VEHICLE DOOR OPENER(S)

Inspected

(1) Due to the high number of garage door openers that fail to auto-reverse when testing the garage door openers pressure-activated auto-reverse feature which could cause severe damage to the garage door and its related components when it fails to auto-reverse, we did not test the garage door openers pressure-activated auto-reverse feature at the time of the inspection. We recommend having the garage door(s) pressure-activated auto-reverse feature tested prior to the end of your contingency period by a qualified licensed garage door contractor.

4.2 GARAGE CEILING

Inspected

The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Inspected

(2) There are several holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.

(3) Due to occupants personal items, not all areas of the property were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. The home inspector does not move personal items, panels,

furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility. We recommend that you conduct a careful evaluation during your final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by a qualified person. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

4.6 FIRE-DOOR CLOSING DEVICE**Repair or Replace**

The required auto-closing hinge(s) did not work when tested. We recommend necessary repairs or replacement by a qualified licensed door contractor.

4.7 GARAGE VENTILATION**Repair or Replace**

The screen material in the garage vents is missing at some vents. This can allow rodent intrusion. We recommend replacing the screens as necessary by a qualified contractor.

4.8 OUTLETS/ FIXTURES/ WIRING/ 220V**Inspected**

(1) There is exposed Romex type wires noted in the garage in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

(2) Some wires in the garage are not properly secured as required. We recommend necessary corrections by a qualified licensed electrician.

(3) There are extension cords that are being used as permanent wiring in the garage. Extension cords are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper wiring by a qualified licensed electrician.

4.9 GFCI OPERATION**Repair or Replace**

There is no GFCI protected receptacles in the garage. We recommend upgrading the garage receptacles to GFCI protected receptacles by a qualified licensed electrician for safety.

4.11 GARAGE - OTHER**Repair or Replace**

There appears to be home made shelving hanging from the garage ceiling. This shelving does not appear to be constructed in a manner to carry a heavy load. This could be a safety hazard. We recommend removing this overhead shelving.

5. Water Heater

5.0 MAIN WATER HEATER (CONTROLS)**Inspected**

(3) A leak pan is not installed under the water heater. We recommend installing a leak pan under the water heater by a qualified licensed plumber.

(4) The water heater is an older unit/ 10 plus years, and repairs or even failure can be expected. Based on manufacture's statistics the average life of a water heater is 7-10 years. We recommend replacing the water heater by a qualified licensed plumber.

6. Interiors

6.0 INTERIORS (GENERAL COMMENTS)**Inspected**

(4) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a**

general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.

(7) Properties over 40 years old may have had asbestos type products used. We did not test any areas in the property for asbestos which is out of the scope of a general home inspection. If your concerned that this property may contain asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.

(8) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

(9) This home is older 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.

6.1 CEILINGS

Inspected

The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.

6.2 WALLS

Inspected

(2) Some of the walls are built below the soil grade and may be subject to moisture intrusion if they are not adequately sealed. It is beyond the scope of our inspection to verify the presence of moisture barriers. If concerned about these areas we recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period.

6.4 STEPS, STAIRWAYS, RAILINGS

Repair or Replace

The garage stair length/height is non-standard and/or inconsistent. This is a possible safety concern. We recommend having the stairs corrected by a qualified licensed contractor.

6.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) A door swings over a lower floor level. Current building standards would require that a 36 inch landing no more than 1 inch lower than the threshold be installed so that the door does not swing over a lower floor level. This may have been acceptable at the time of construction and therefore the requirement is unknown. Recommend installing a proper landing by a qualified licensed contractor as an upgrade for safety.

(2) A door rubs on the ceiling. We recommend necessary corrections by a qualified person.

6.8 INTERIORS - OTHER

Information Only

(2) MAINTENANCE RECOMMENDATION: We recommend re sealing (caulking or grouting) around all sink to counter top junctions and backsplash to countertop junctions, and around all bathroom shower pan(s), curb(s), tub/ shower floor junctions, and adjacent walls throughout the house or where needed by a qualified person to help prevent moisture intrusion in these areas.

7. Plumbing System

7.0 DRAIN, WASTE, AND VENT SYSTEMS

Repair or Replace

(1) Some of the original drain, waste and vent system has been replaced with ABS plastic piping and some of the original cast iron piping is still present. Cast iron lines typically have a life span of about 50-60 years. Due to this fact, we highly recommend that you have the remaining cast iron waste piping system evaluated by a qualified licensed plumber, to include a video scope, prior to the end of your contingency period.

7.2 WATER PRESSURE/ REGULATOR

Repair or Replace

The water pressure was checked with a water pressure gauge and was measured to be higher than 80 PSI at the time of the inspection. This is too high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.

7.3 HOSE SPIGOT(S)

Inspected

(2) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.

7.5 FAUCET(S)

Repair or Replace

The kitchen faucet is loose. We recommend necessary repairs or replacement by a qualified licensed plumber.

9. Laundry

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

Repair or Replace

The laundry waste pipe(s) do not appear to have a P-Trap as required by today's standards. We recommend further evaluation by a licensed plumber. If one is not present, we recommend having one installed by a qualified licensed plumber.

9.1 CLOTHES DRYER VENT

Inspected

We recommend having the dryer vent cleaned by a qualified person.

10. Fireplaces/ Chimneys

10.0 CHIMNEY(S)

Repair or Replace

(1) We recommend having the fireplace and chimney cleaned and inspected by a licensed chimney sweep for safety prior to using.

(2) There is no liner in the flue of the brick chimney. Most chimney sweeps insist on a liner installation before considering the chimney safe to be used. We recommend having the chimney inspected and a liner be installed by a licensed chimney contractor prior to use.

10.1 FIREPLACE(S)

Repair or Replace

- (1) There are no glass doors or a screen installed at the fireplace. We recommend having glass doors and a screen installed by a qualified licensed chimney contractor as a safety upgrade.
- (2) Cracking and some deterioration is observed in the master bedroom fireplace. We recommend necessary repairs by a qualified licensed chimney contractor.
- (3) Some of the metal components inside the fireplace are rusted. We recommend further evaluation by a licensed chimney contractor and repairs made as needed.

10.2 DAMPER/ DAMPER CLAMP**Repair or Replace**

The damper is inoperable or difficult to open. We recommend necessary repairs by a licensed chimney contractor.

10.3 HEARTH/ MANTLE**Repair or Replace**

The hearth at the front of the fireplace is missing/ of inadequate size/ or an improper material. This condition does not comply with current building and fire and safety requirements. We recommend installation of a properly sized hearth by a qualified licensed contractor.

10.4 FIREPLACE/ CHIMNEY - OTHER**Repair or Replace**

We recommend further evaluation of the entire fireplace and chimney and its related components by a qualified licensed chimney contractor prior to the end of your contingency period due to the number of defects discovered and necessary repairs or replacement made as needed.

12. Heating Equipment

12.0 HEATING EQUIPMENT**Repair or Replace**

(4) The gas supply pipe at the furnace 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 help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed by a qualified licensed HVAC contractor.

(5) The flexible gas supply pipe passes through the furnace housing. Vibration from the furnace can wear through flexible gas pipe which could cause a gas leak. SDG&E is "Red Tagging" this condition as they considered it to be unsafe. Due to this condition we recommend a rigid cast pipe be installed from the gas regulator through furnace housing, to the exterior of furnace housing by a qualified licensed HVAC contractor.

(6) The furnace for the right side of the house is older but did work at the time of the inspection. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period. We also recommend that you keep a good home warranty in place, which covers the furnace.

13. Cooling Equipment

13.0 COOLING EQUIPMENT**Inspected**

(3) The AC unit(s) are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections. We advise repair with qualified person.

(5) The right side AC system is 15 or more years old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation and servicing by a qualified licensed HVAC contractor to determine life remaining and potential cost to

replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.

13.1 CONDENSATE EQUIPMENT

Repair or Replace

There is no secondary AC condensation drain installed at the right and left side units. This may have been acceptable at time of installation. However, today a secondary drain or alternate device is required to prevent damage in case of a clog in the primary drain. We recommend installing a secondary drain or alternate device by a qualified licensed HVAC contractor.

14. Ventilation and Insulation

14.0 INSULATION IN THE ATTIC SPACE

Repair or Replace

(2) Some of the batt insulation has been moved in the attic space. This insulation was not put back into position where needed. We recommend having the insulation distributed properly/ put back into place to improve the thermal efficiency of the house by a qualified person.

(3) The insulation in the attic is compressed. We recommend increasing the amount of insulation to improve the thermal efficiency of the house by a qualified licensed contractor.

(4) The insulation in the attic was poorly-installed and had significant gaps which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels. We recommend that insulation be properly distributed by a qualified person.

(5) Insulation was noted to be in contact with several recessed lights in the attic area. This is a safety/ fire hazard. We recommend removal/ necessary corrections by a qualified person.

14.2 INSULATION UNDER THE FLOOR SYSTEM

Not Present

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. We recommend adding insulation to the floor system in the crawlspace by a qualified person.

14.3 VAPOR RETARDERS (CRAWLSPACE)

Not Present

A vapor barrier is not installed on the crawl space ground under the house. This condition is conducive to wood destroying insects and organisms due to the likelihood of water evaporating into the wood structure from the soil. We recommend having a vapor barrier installed by a qualified person.

15. Structural Components

15.1 ROOF STRUCTURE AND ATTIC SPACE

Repair or Replace

(1) A rafter support was removed in the garage. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period.

(3) Debris is observed in the attic space. We recommend having all the debris removed from the attic space by a qualified person.

15.2 SLAB

Repair or Replace

(1) The floor in the far left room is sloping excessively in several areas throughout the house. This condition could be due to age and settlement. The exact cause and evaluation is beyond the scope of a general home inspection. We recommend further evaluation by a licensed foundation contractor or structural engineer prior to the end of your contingency period.

15.3 FOUNDATION

Repair or Replace

(1) This homes foundation appears to be original. Due this this condition we recommend further

evaluation of the foundation system and related components by a licensed foundation contractor prior to the end of your contingency period and have any necessary repairs or replacement made as needed. (2) 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. We 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.

15.6 COLUMNS AND/ OR PIERS**Repair or Replace**

The wood posts are not strapped/ bolted to the floor beams or concrete piers. At time of construction, and until 1994 this was acceptable. We recommend having the post and pier system strapped/ bolted for stability and seismic resilience. We recommend necessary repairs by a qualified licensed foundation contractor.

15.7 CRAWLSPACE (ANOMALIES IN CRAWLSPACE)**Repair or Replace**

(1) Debris was present in the crawlspace which prevent complete access to all areas of the crawlspace. This prevented a complete evaluation of the foundation, footings, piers, and plumbing or electrical components that are present in those areas that could not be accessed. We recommend removing this debris and/or items stored under the house and having all these areas and related components be inspected by this company or qualified person prior to the end of your contingency period.

(2) The ground/ dirt in the crawlspace under the house was excessively moist at the time of the inspection. Due to this condition this area and it's related components could not be inspected. We recommend having the entire crawlspace and related components inspected by this company or a qualified contractor once the ground is dry and prior to the end of your contingency period.

(3) Desiccated soil "Dry Lake Bed" Is noted under the house. This condition results when water intrusion occurs under a house and then dries out. This can be caused by a high water table, water intrusion during heavy rain or irrigation, or a past/ present plumbing leak. I was unable to determine the cause. We recommend further evaluation or monitoring for water intrusion and necessary corrections as needed.

18. POOL, SPA, EQUIPMENT & SAFETY**18.0 OPERATIONAL CONDITION OF POOL****Inspected**

(3) There is no visible rescue/ safety equipment placed around the pool/ spa area. This is a safety concern. We recommend placing the required rescue/ safety equipment where needed around the pool as a safety upgrade.

18.1 OPERATIONAL CONDITION OF SPA**Repair/ Replace**

(1) The spa jets did not appear to be functioning as intended. One or more of the jets had low or no flow during testing. This can be caused by an obstruction or problems with concealed plumbing. We advise further review with qualified pool technician.

18.2 FENCING/ COVER**Repair/ Replace**

(1) Door alarms should be installed on all house doors that lead to the pool area due to no barrier between the house and the pool. We recommend installing door alarms in accordance with your local building requirements by a qualified licensed contractor.

(2) A portion of the fence at the pool area is climbable and non standard when a pool/ spa is present. We recommend installing an appropriate fence by a licensed fence contractor.

(3) The pool safety fencing appeared functional and may have met the standards at the time of installation. The latest safety standards call for the fencing/gates/access points to be more child-proof. These items can include the height of the fence, any openings, and the latch. We recommend upgrading the fencing by a qualified licensed fence contractor for child safety.

18.5 PLUMBING AND PUMPS**Repair/ Replace**

One or more pool pumps is making excessive noise when operating at on high setting at the time of the inspection. This can indicate worn parts, or limited life remaining. We recommend further evaluation by a qualified licensed pool contractor and repairs or replacement as needed.

18.6 HEATER**Inspected**

(2) The pool furnace was tested and was operational at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

18.9 SKIMMER**Repair/ Replace**

The weir door in one of the skimmers is missing and should be replaced to prevent objects from entering into the skimmer. We recommend replacing the weir door by a qualified licensed pool contractor.

18.10 GFCI PROTECTION**Inspected**

The GFCI outlet was tested and was found to be operable at the time of the inspection.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Duncan