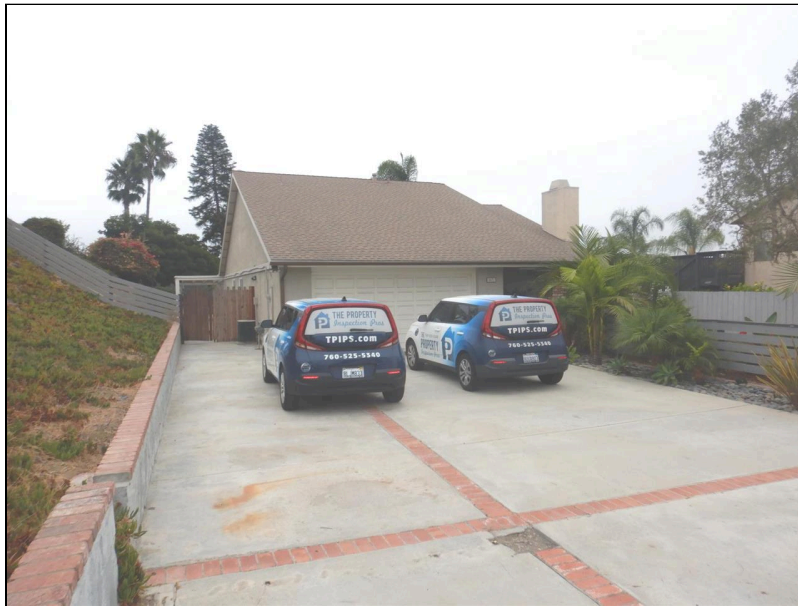




Inspection Report

John Smitty

Property Address:
1221 Main Ave.
Oceanside CA 92056



The Property Inspection Pros

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



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Date: 9/24/2024	Time: 01:00 PM	Report ID:
Property: 1221 Main Ave. Oceanside CA 92056	Customer: John Smitty	Real Estate Professional:

IN ATTENDANCE DURNING THE INSPECTION: BUYER(S) NOT PRESENT, INSPECTOR, SELLER'S AGENT	TYPE OF BUILDING: SINGLE FAMILY DETACHED, DETACHED GUEST HOUSE	APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS): 1986, OLDER
WEATHER TYPE: OVERCAST	TEMPERATURE: 68, DEGREES	GROUND/ SOIL SURFACE CONDITIONS: DRY
RAINED IN THE LAST 3 DAYS: NO	NUMBER OF LEVELS: 1	UTILITIES: ALL UTILITIES WERE ON
OCCUPIED: NOT OCCUPIED		

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.

The Buyer(s) were not present during this inspection. We recommend that the Buyer(s) conduct a careful evaluation during their final walk-through or prior to the end of your contingency period to ensure that there are no hidden defects. If any additional damage or defects is observed we recommend you contact us to have it added into this report and asking the seller(s) about it. We recommend that any damage or defects found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

This property is not occupied and vacant at the time of the inspection. Vacant properties can develop problems that may not occur if not being lived in. Many systems in a property depend on regular use. We do not know how long these systems and related components have not been under regular use. Systems and their related components under regular use or coupled with increased demand may cause unforeseen failures not present at the time of inspection. This home inspection does not comment on system and component life expectancy or can predict future failures. There is always a risk of imminent failures and should be considered when purchasing. We recommend that you get and maintain a good home warranty.

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 ASPHALT COMPOSITION ROOF MATERIAL

Comments:

(1) [Photo\(s\) of the roof.](#)



1.0 Item 1(Picture)



1.0 Item 2(Picture)

IN NI NP RR IO Items

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1.0 Item 3(Picture)

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

1.1 FLAT ROOF COVERINGS/ MATERIALS

Comments:

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



1.1 Item 1(Picture)

1.2 FLASHINGS AND ROOF PENETRATIONS

Comments:

IN NI NP RR IO Items

(1) The paint at the ABS plumbing vents is worn. We recommend having the ABS vents painted by a qualified licensed contractor.



1.2 Item 1(Picture)

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



1.2 Item 2(Picture)

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

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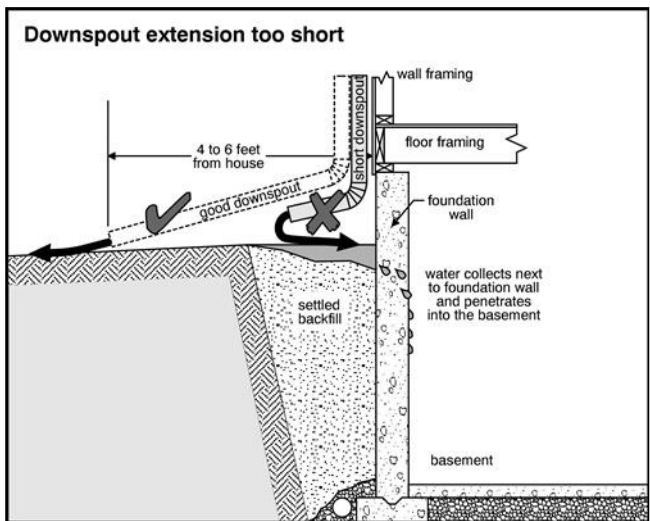
IN NI NP RR IO Items

- (1) Gutters appear intact but due to the lack of recent or current rain I am unable to determine if the gutters leak at seams or drain properly.
- (2) Gutters require cleaning. We recommend having the gutters cleaned by a qualified contractor.



1.3 Item 1(Picture)

- (3) 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)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(4) Gutters are not installed at the rear ADU. We recommend installing gutters and downspouts to prevent erosion or water intrusion around the ADU by diverting run off away from the house by a qualified licensed contractor.



1.3 Item 3(Picture)

1.4 ROOF SHEATHING (OBSERVABLE)

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

Stain(s) observed in the roof sheathing. Water stains on the ceilings, or on the framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Without recent rain, determining if the active leaks are present is not possible within the scope of a home inspection. Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. However, given the current age and condition of the roof, active leaks are likely present. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from an established local roofing company. We recommend further evaluation of the roof by a licensed roof contractor prior to the close of your contingency period.

You can obtain a certification of this roof and a guarantee from third party companies. They will perform extensive testing and many will guarantee that the roof will not leak. A roof certification is NOT included with this inspection. It is strongly advised that you obtain a certification, and maintain a good home warranty with roof coverage. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.



1.4 Item 1(Picture)

1.5 SOLAR SYSTEM

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

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.



1.5 Item 1(Picture)



1.5 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



1.5 Item 3(Picture)



1.5 Item 4(Picture)

IN NI NP RR IO Items

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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.

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IN NI NP RR IO Items

2.0 EXTERIOR (GENERAL COMMENTS)
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) 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) An exterior built in bar-b-que grill is installed. Built in outdoor bar-b-que grills and there related components are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person to verify proper installation and operation prior to the end of your contingency period if concerned.

(3) An exterior built in fire pit is installed. Built in fire pits and there related components are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person to verify proper installation and operation prior to the end of your contingency period if concerned.

(4) A fountain is present on the property. Built in fountains and there related components are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person prior to the end of your contingency period if concerned.



2.0 Item 1(Picture)

(5) There is a sauna at the rear yard. Saunas and there related components are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person to verify proper installation and operation prior to the end of your contingency period if concerned.

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

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.



2.1 Item 1(Picture)



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

LOT TYPE: FLAT, HILLSIDE SETTING

LOT DRAINAGE: POORLY GRADED, BURRIED DRAIN LINES

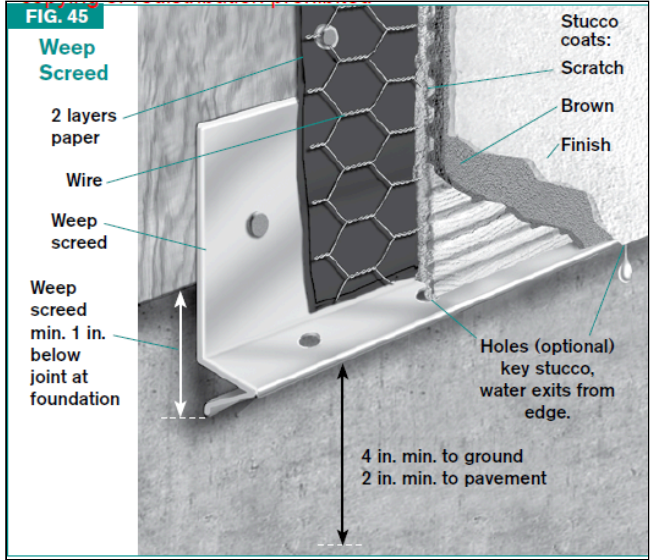
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) The stucco/weep screed is in contact with ground/ concrete patio at several areas. The weep screed is the metal band at the base of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil above the weep screed can lead to stucco damage due to limited air flow. We recommend a ground clearance of four inches where possible allow for proper drainage and for ventilation of the stucco walls. Dirt in contact with the stucco can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend further evaluation and necessary corrections by a qualified licensed contractor.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

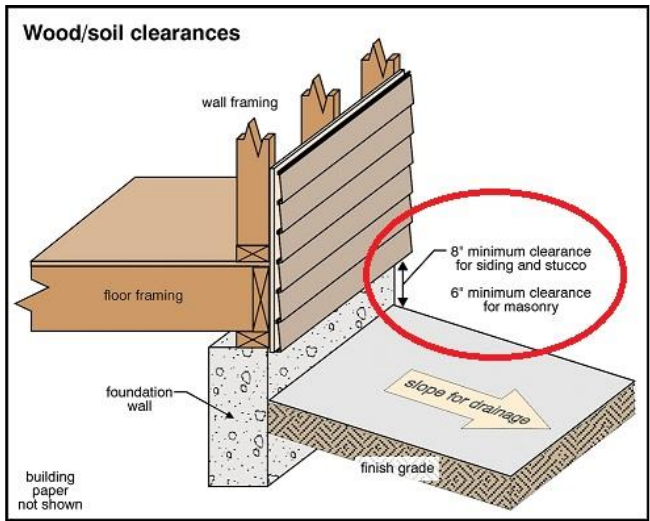
IN NI NP RR IO Items

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2.2 Item 3(Picture)

(2) Siding at the ADU is in contact with the ground at several areas. Dirt in contact with the siding can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend a ground clearance of four to six inches where possible by a qualified contractor.



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)

(3) This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and are not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the close of escrow.

(4) 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.



2.3 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

(1) There is damaged/ deteriorated stucco observed at several areas. We recommend necessary repairs where needed by a licensed stucco contractor.



2.3 Item 1(Picture)

(2) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.



2.3 Item 2(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

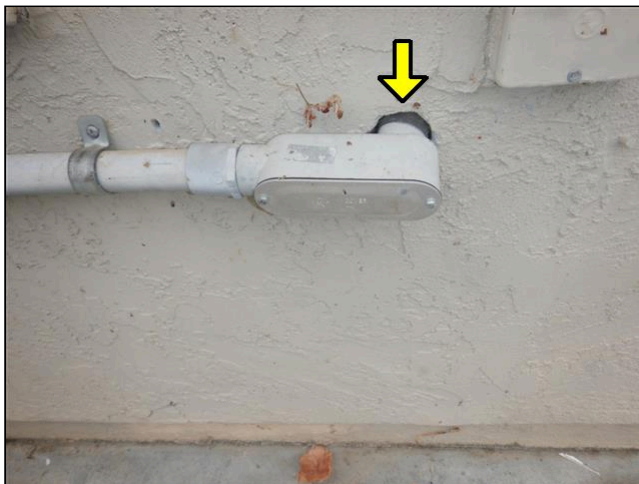
(3) Several gaps were observed at the siding. These gaps can allow water to flow behind the siding causing damage. We recommend caulking the gaps as needed to seal the siding and prevent water intrusion.



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)

IN NI NP RR IO Items

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2.3 Item 6(Picture)

(4) The stucco skim-coat is deteriorating in areas around the foundation stemwall. This is typical cosmetic damage. If concerned we recommend necessary repairs by a licensed qualified contractor.



2.3 Item 7(Picture)

(5) **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)
Comments:

IN NI NP RR IO Items

(1) All of the sliding screen door latches are missing. We recommend replacement where needed by a qualified licensed door contractor.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

(2) The kitchen sliding screen door has a torn or damaged screen. We recommend repair

IN NI NP RR IO Items

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

or replacement by a qualified person.



2.5 Item 4(Picture)

(3) The master bedroom sliding screen door sticks and is difficult to slide. We recommend necessary repairs or replacement by a qualified person.



2.5 Item 5(Picture)



2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: DOUBLE PANE VINYL

Comments:

IN NI NP RR IO Items

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



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

(2) A window latch was found to be inoperable at a family room window. We recommend

IN NI NP RR IO Items

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necessary repair or replacement by a qualified licensed window contractor.



2.6 Item 4(Picture)

(3) 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.

(4) A cracked/broken window is observed in the ADU. We recommend repair or replacement by a licensed window contractor.



2.6 Item 5(Picture)

2.7 SAFETY GLASS (EXTERIOR)

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

DRIVEWAY: AGED/ WORN, CONCRETE

Comments:

IN NI NP RR IO Items

(1) There are missing bricks observed at the driveway. We recommend necessary repair by a licensed contractor.



2.8 Item 1(Picture)

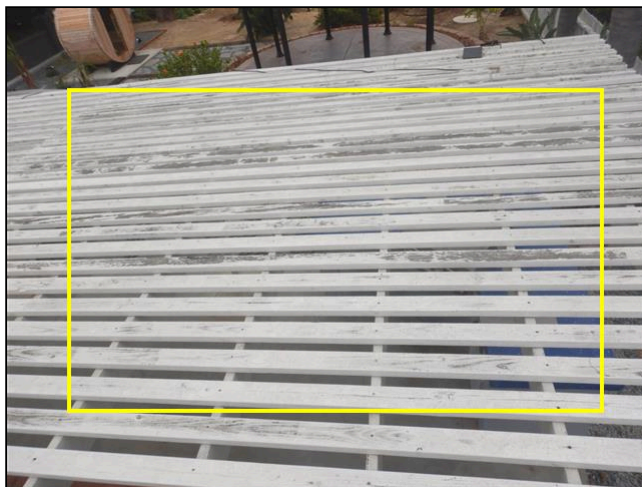
(2) Paint is worn/ failing at the wood patio cover and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.



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



2.8 Item 3(Picture)

(3) The left side ledger board does not appear to be properly flashed or sealed to the siding or stucco wall(s). This condition is conducive to moisture intrusion and damage in this area. We recommend further evaluation by a qualified licensed contractor and necessary repairs made as needed.



2.8 Item 4(Picture)

IN NI NP RR IO Items

(4) Wood post(s) are in contact with ground/ soil at the patio cover. This can cause deterioration and attract wood eating insects. You should refer to the pest inspection report for a complete evaluation. Home inspectors do not have the authority to comment on termites or dry rot which is the responsibility of a state licensed pest inspector. We recommend necessary corrections/ moving the soil away from the post(s) as preventive maintenance by a qualified licensed contractor.



2.8 Item 5(Picture)



2.8 Item 6(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 is no handrail installed at the rear yard exterior 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 a handrail for safety by a qualified licensed contractor.



2.9 Item 1(Picture)



2.9 Item 2(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) The fence/ gates are loose and leaning at several areas. We recommend necessary repairs or replacing as needed by a licensed fence 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 wood fencing/ gates are not painted or stained at several areas. Maintaining paint and/ or stain is essential to preventing the wood from deteriorating and damage. We recommend prep and painting or staining as needed by a licensed paint contractor.



2.10 Item 3(Picture)

(3) Vegetation is growing on the fence in several areas. Vegetation can hold moisture to the fence and cause excessive weight and damage. We recommend trimming back and removing the vegetation by a qualified licensed landscaper.



2.10 Item 4(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) 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 5(Picture)



2.10 Item 6(Picture)



2.10 Item 7(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

2.11 OUTLETS/ WIRING/ FIXTURES

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 RETAINING WALL(S)

Comments:

(1) There is missing masonry blocks and bricks missing at the front retaining wall. We recommend necessary repairs where needed by a qualified licensed contractor.



2.13 Item 1(Picture)

(2) There is damaged/ deteriorated and cracked stucco observed at the retaining wall at several areas. We recommend necessary repairs where needed by a licensed stucco contractor.



2.13 Item 2(Picture)

IN NI NP RR IO Items

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



2.13 Item 3(Picture)



2.13 Item 4(Picture)



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.

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.



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IN NI NP RR IO Items

3.0 MAIN PANEL

MAIN PANEL CAPACITY: 200 AMP

ELECTRIC SERVICE CONDUCTORS: BELOW GROUND, ALUMINUM, 220 VOLTS

Comments:

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



3.0 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) There are improperly terminated wires observed in the main electrical panel. These wires must be properly terminated for safety. We recommend necessary corrections by a qualified licensed electrician.



3.0 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



3.1 SUB PANEL

Comments:

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



3.1 Item 1(Picture)

- (2) The sub panel breakers are not labeled. We recommend having the breakers properly labeled for safety 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.



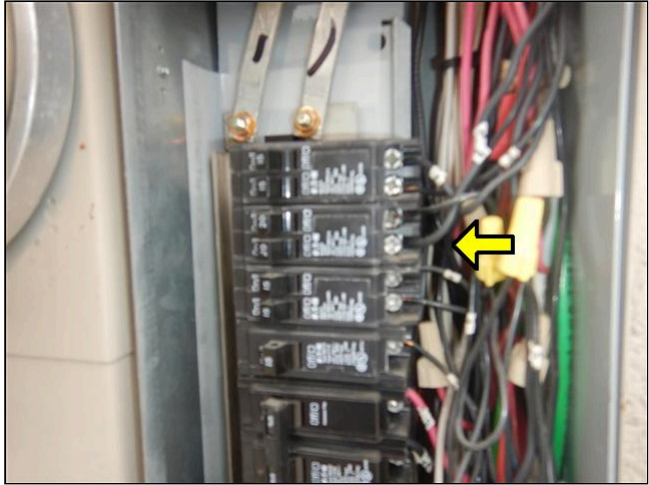
3.2 Item 1(Picture)

IN NI NP RR IO Items

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

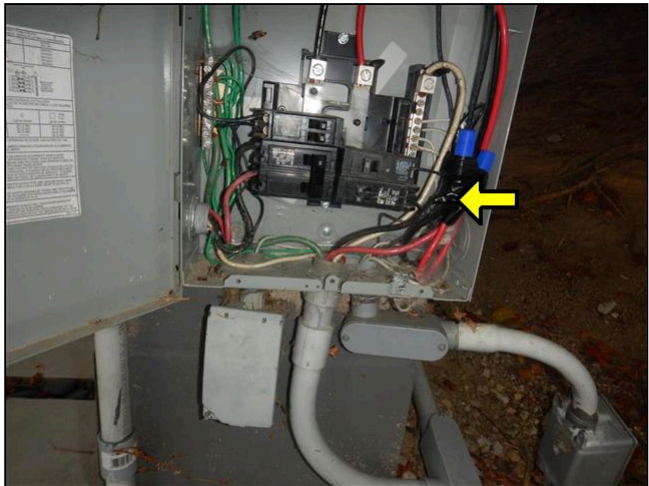
IN NI NP RR IO Items

(2) The wire size and breaker rating are not compatible at several circuit breakers. This is non standard and corrections are needed. We recommend necessary corrections by a qualified licensed electrician.



3.2 Item 2(Picture)

(3) The wire size and breaker rating are not compatible at several 20 AMP circuit breakers. This is non standard and corrections are needed. We recommend necessary corrections by a qualified licensed electrician.



3.2 Item 3(Picture)



3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER

WIRING METHODS: ROMEX

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) 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 1(Picture)

(2) 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.

(3) 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.

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

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 light cover is damaged located in the master bathroom. We recommend replacement where needed by a qualified person.



3.6 Item 1(Picture)



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

Comments:

(1) An interior outlet in the master bedroom was found to be wired with no ground connection. We recommend necessary corrections by a qualified licensed electrician.



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

(2) **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.



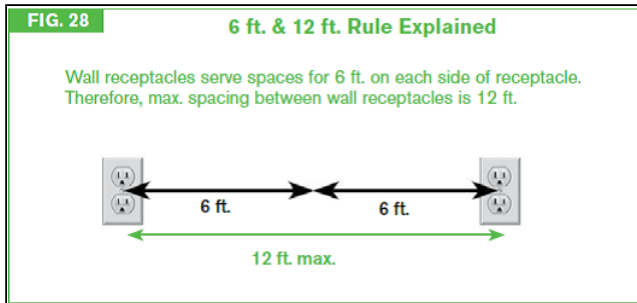
3.7 Item 2(Picture)



3.8 RECEPTACLE(S) ISSUES

Comments:

Wall receptacles are required within 6 feet of any point along the floor line measured horizontally. A single wall receptacle serves spaces for 6 feet on each side of receptacle. Interior wall(s) in the ADU were found with no or fewer wall receptacles than this standard. We recommend having additional receptacles installed by a qualified licensed electrician if additional receptacles are desired.



3.8 Item 1(Picture)

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



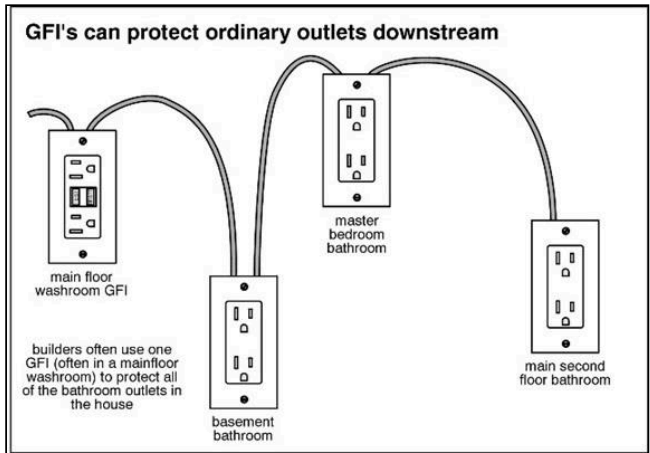
3.8 Item 2(Picture)



3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

(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.



3.9 Item 1(Picture)



3.9 Item 2(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.



3.9 Item 3(Picture)

3.10 JUNCTION BOXES (OBSERVABLE)
Comments:

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

IN NI NP RR IO Items

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



3.10 Item 1(Picture)

(2) An open junction box is observed at the ADU exterior wall. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



3.10 Item 2(Picture)



3.11 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

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 representative number of exterior lights were tested and were found to be functional at the time of the inspection.



3.11 Item 1(Picture)

(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.



3.11 Item 2(Picture)

IN NI NP RR IO Items

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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.



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IN NI NP RR IO Items

4.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: AGED/ WORN, WOOD

Comments:

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



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

IN NI NP RR IO Items

(2) Several gaps were observed at the bottom of the garage vehicle door when fully closed. This is non standard and could allow unwanted moisture/pests to intrude. We recommend making necessary corrections where needed by a licensed garage door contractor.



4.0 Item 2(Picture)

(3) The bottom weather seal is damaged at the garage vehicle door. The weather seal is needed at garage vehicle door to properly seal the bottom of this door. We recommend replacing the weather seal by a qualified licensed garage door contractor.

(4) The wood garage door is damaged in several areas. We recommend necessary repairs or replacing by a qualified licensed garage door contractor.



4.0 Item 3(Picture)

□ □ □ ● □

4.1 GARAGE VEHICLE DOOR OPENER(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) As of July 1st 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.
- (2) The garage door opener light cover is missing. We recommend replacing.



4.1 Item 1(Picture)

- (3) The garage door push-button switch was lower than the recommended 5-foot minimum height above the standing surface. This condition is potentially dangerous to children. We recommend that the switch be raised to the 5-foot minimum or higher by a qualified licensed garage door contractor for safety reasons.



4.1 Item 2(Picture)

- (4) There were no hand held garage door remote controls present at the time of the inspection. The garage door was operated by the garage door opener wall control. We recommend asking the seller to leave behind the hand held garage door remote controls.
- (5) The garage door opener was functional at the time of the inspection, but it is an older unit that lacks some of the safety features that are present in newer openers. We recommend that you upgrade the garage door opener as a safety upgrade.
- (6) No infrared "photo eye" devices are installed for the vehicle door's electric door opener. They've been required on all vehicle door openers since 1993 and improve

IN NI NP RR IO Items

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IN NI NP RR IO Items

safety by triggering the vehicle door's auto-reverse feature without need for the door to come in contact with the object, person or animal that's preventing it from closing. We recommend having a qualified contractor install these devices for improved safety.



4.1 Item 3(Picture)

(7) 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

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

(2) Water stains are observed at the garage ceiling which can be from a roof leak. These stains were tested for moisture and were found to be dry at the time of the inspection. Due to lack of recent rain, determining the presence of an active roof leak was not possible. We recommend asking the seller if leaks exist, or if repairs have been performed. Otherwise, we recommend further evaluation by a licensed roof contractor prior to the end of your contingency period.



4.2 Item 1(Picture)

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Comments:

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.

4.4 GARAGE FLOOR/ SLAB

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 slab has several holes/ pitted in several areas. We recommend necessary repairs by a qualified licensed foundation contractor.



4.4 Item 1(Picture)



4.5 FIRE-RATED DOOR

Comments:

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

IN NI NP RR IO Items

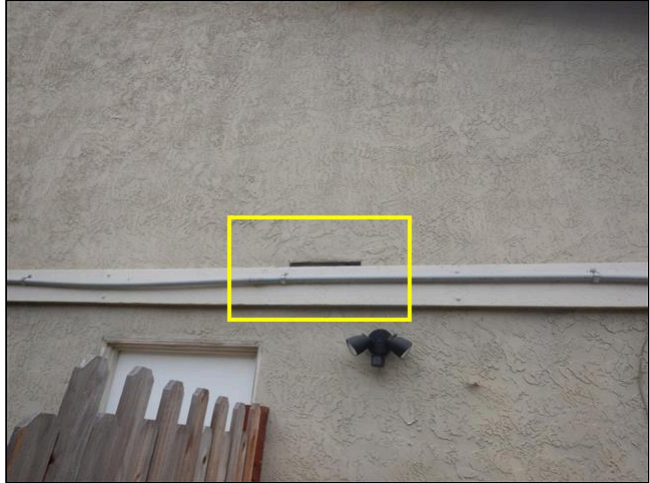
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

repairs or replacement by a qualified licensed door contractor.

4.7 GARAGE VENTILATION

Comments:

- (1) The screen material in the garage vents is damaged at some vents. This can allow rodent intrusion. We recommend replacing the screens as necessary by a qualified contractor.
- (2) A garage vent has been blocked or covered up. These vents are required to allow chemical or gas vapors to dissipate, and allow fresh combustion air for any gas burning appliances in the garage. We recommend restoring/ un blocking the vent openings as required by a qualified contractor.



4.7 Item 1(Picture)

4.8 GARAGE PEDESTRIAN DOOR(S)

Comments:

Damaged wood is observed at the exterior pedestrain garage door frame. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.

4.9 OUTLETS/ FIXTURES/ WIRING/ 220V

4.10 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.

4.11 POLARITY/ GROUNDING (RECEPTACLES)

4.12 GARAGE - OTHER

Comments:

IN NI NP RR IO Items

There is an un know fan in the garage ceiling. A switch to operate this fan was not found and it's operation could not be verified. We recommend asking the seller to verify proper operation prior to the end of your contingency period.



4.12 Item 1(Picture)

IN NI NP RR IO Items

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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.

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IN NI NP RR IO Items

5.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER YEAR MANUFACTURED: 2001
WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER CAPACITY: 50 GALLON

Comments:

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



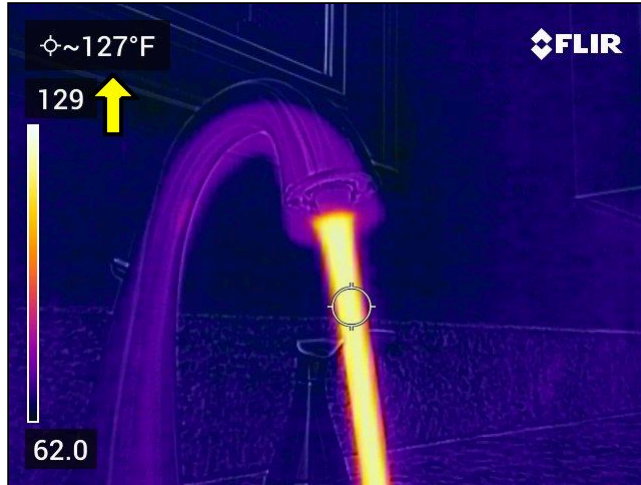
5.0 Item 1(Picture)

IN NI NP RR IO Items

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

(2) **Thermal Photo of the water temperature.**

The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. We recommend setting the water heater controls at 120 degrees by a qualified person for optimum efficiency.



5.0 Item 2(Picture)

(3) 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.

(4) The leak pan under the water heater is too small. The leak pan should be 2 inches larger in diameter than the water heater. The current installation may not function properly in the event of a leak. We recommend replacing this leak pan with an appropriate sized leak pan by a qualified licensed plumber.



5.0 Item 3(Picture)

IN NI NP RR IO Items

- (5) 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) Rust/corrosion is observed at the top of the water heater. We recommend necessary repair or replacement by a qualified licensed plumber to help prevent leaks.



5.0 Item 4(Picture)



5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)

Comments:

- (1) The house water heater is adequately strapped as required.
- (2) Seismic strapping is not installed at the ADU water heater as required. We recommend seismic straps installed by a qualified person or qualified licensed plumber.



5.2 MAIN WATER HEATER FLUE

Comments:

Foil tape was observed at the water heater flue connections. This is non standard. A physical connection with screws are required. We recommend making necessary corrections by a licensed plumber.



5.2 Item 1(Picture)

IN NI NP RR IO Items

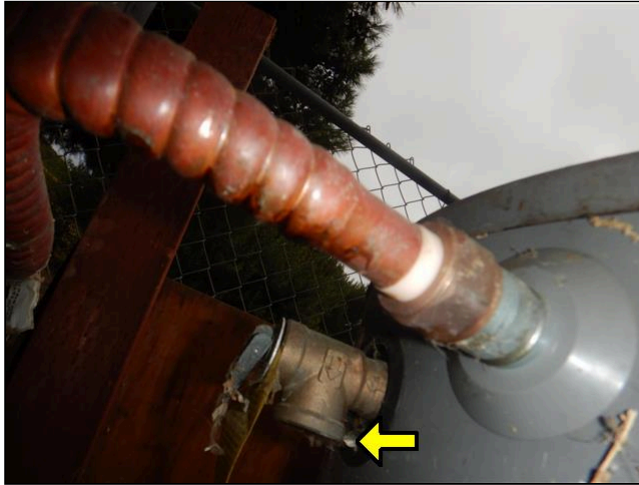
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Comments:

There is no discharge pipe connected to the ADU water heater Temperature and Pressure (T&P) relief valve. This is non standard and a potential scalding hazard. A metal discharge pipe must be installed which drains water to within 6 inches of the ground in the event of an over-heat/ pressure scenario. We recommend that a metal discharge pipe be installed at the water heater temperature pressure relief valve by a qualified licensed plumber for safety.



5.3 Item 1(Picture)

IN NI NP RR IO Items

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

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.

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IN NI NP RR IO Items



6.0 INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: SHEETROCK, ACOUSTIC

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)

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



6.0 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) 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 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) There is acoustic texture present at the ceilings in several areas. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.



6.0 Item 3(Picture)

IN NI NP RR IO Items

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



6.0 Item 4(Picture)

(5) Note: The interior appears to have been recently painted.

(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.

6.1 CEILINGS

6.2 WALLS

Comments:

(1) Baseboards are not flush with the flooring in several areas throughout the house. We recommend making necessary repairs where needed by a licensed contractor.



6.2 Item 1(Picture)

IN NI NP RR IO Items

(2) Baseboards were observed to be loose on the wall in several areas throughout the house. We recommend repairs where needed by a licensed contractor.



6.2 Item 2(Picture)

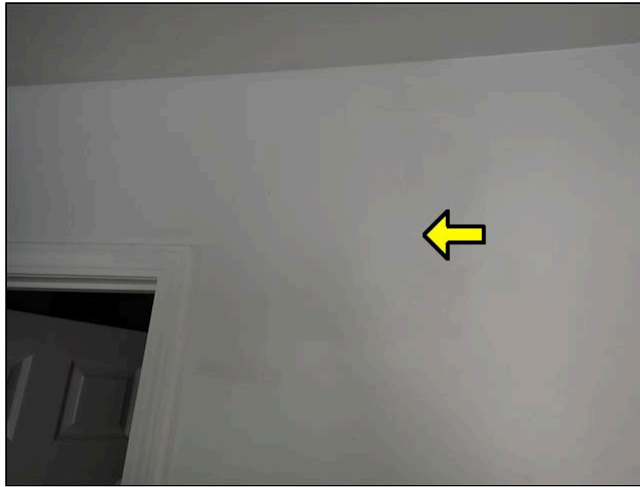
(3) Patching was noted at the walls in several areas. We recommend asking the seller if they have knowledge of the repair or cause.



6.2 Item 3(Picture)

IN NI NP RR IO Items

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



6.2 Item 4(Picture)

(4) Base boards are missing at several areas throughout the house and garage. We recommend replacing where needed by a qualified person.



6.3 FLOOR COVERINGS

Comments:

(1) The laminate flooring is bridging or bulging in the family room. This is typically caused by a poor installation which did not leave an expansion gap around the perimeter of the floor. Variations in humidity can cause the wood floor to expand. Without a proper gap, the laminated flooring material will bulge. We recommend further evaluation and necessary corrections or replacement by a qualified licensed flooring contractor.

(2) There are several loose floor tiles missing or damaged in the garage area. We recommend necessary repairs or replacement by a qualified licensed flooring contractor.



6.3 Item 1(Picture)



6.4 STEPS, STAIRWAYS, RAILINGS

Comments:

IN NI NP RR IO Items

The ADU loft area guardrail is to low which is a safety concern. We recommend correction by a qualified licensed contractor.



6.4 Item 1(Picture)



6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:

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.



6.6 DOORS (REPRESENTATIVE NUMBER)

Comments:

(1) The master bedroom door handle is loose. We recommend necessary repairs by a qualified person.



6.6 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

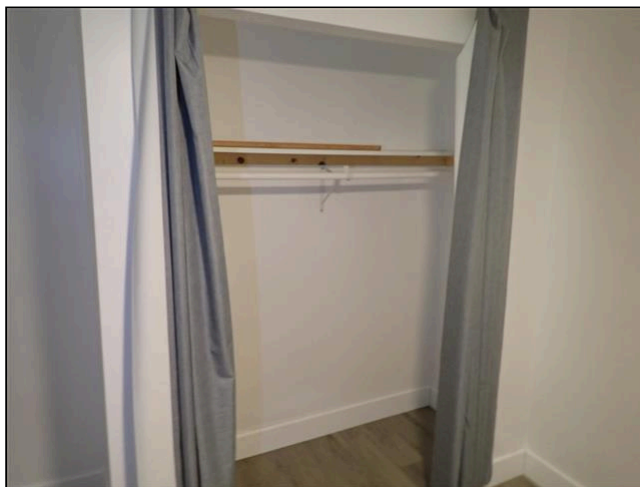
(2) Several bedroom closet doors are missing. We recommend replacing where needed by a qualified person.



6.6 Item 2(Picture)



6.6 Item 3(Picture)



6.6 Item 4(Picture)

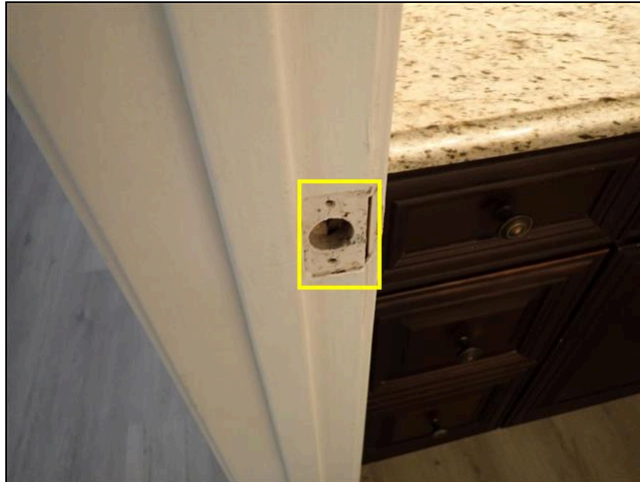
(3) The metal strike plate is missing from the door frame at the hall bathroom. We

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

recommend replacement where needed by a licensed contractor.



6.6 Item 5(Picture)

(4) Door frame trim was observed to be damaged. We recommend making repairs/ replacement where needed by a licensed contractor.



6.6 Item 6(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(5) The master bathroom door rubs at the frame. We recommend necessary corrections by a qualified person.



6.6 Item 7(Picture)

(6) The attic space access cover is damaged. We recommend necessary repairs or replacement by a qualified person.



6.6 Item 8(Picture)



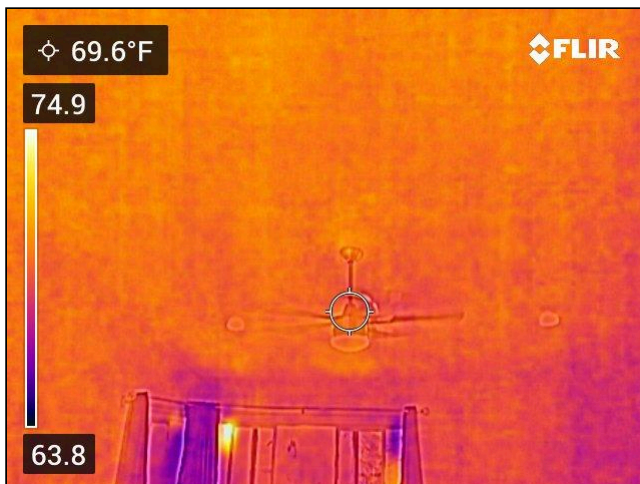
6.7 INFRARED CAMERA INSPECTION FINDINGS

Comments:

IN NI NP RR IO Items

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(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)

(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.

6.8 SAFETY GLASS (INTERIOR)

6.9 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.

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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.

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IN NI NP RR IO Items



7.0 DRAIN, WASTE, AND VENT SYSTEMS

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

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: 2" DIAMETER

Comments:

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.



7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER, PARTIALLY VISIBLE, COPPER IN SLAB

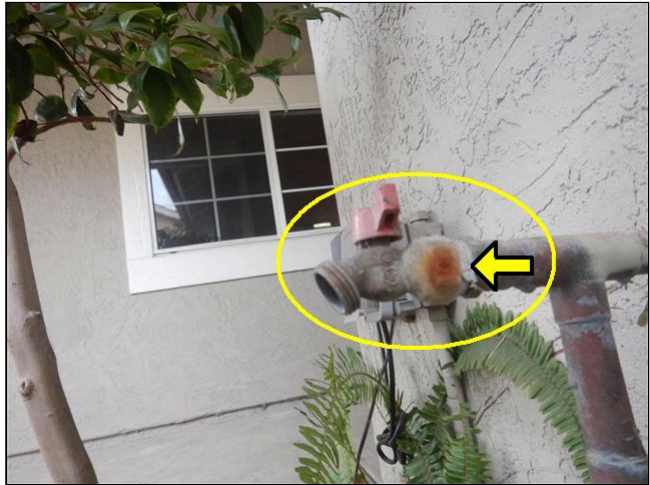
IN NI NP RR IO Items

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

Comments:

(1) It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist. At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

(2) A corroded pipe is observed at the front exterior wall of the house. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.



7.1 Item 1(Picture)

(3) There were un-insulated water supply pipes noted in the ADU crawl space area. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.



7.1 Item 2(Picture)



7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 55-60 PSI

Comments:

(1) The main house water pressure was checked with a water pressure gauge and was measured and was found to be within the acceptable range at the time of the

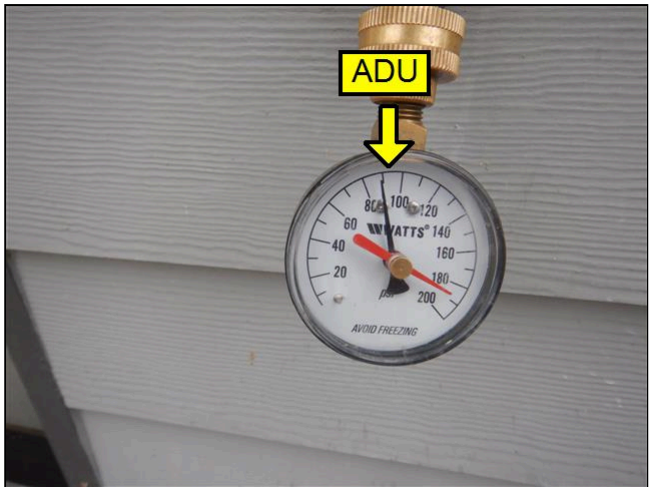
IN NI NP RR IO Items

inspection.



7.2 Item 1(Picture)

(2) The ADU 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 2(Picture)

7.3 HOSE SPIGOT(S)

Comments:

IN NI NP RR IO Items

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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

IN NI NP RR IO Items



7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

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 gas meter located at the rear of the house is subject to vehicle damage. We recommend adding a vehicle barrier (bollard) where needed by a qualified licensed contractor for added safety.



7.4 Item 1(Picture)

(2) 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.

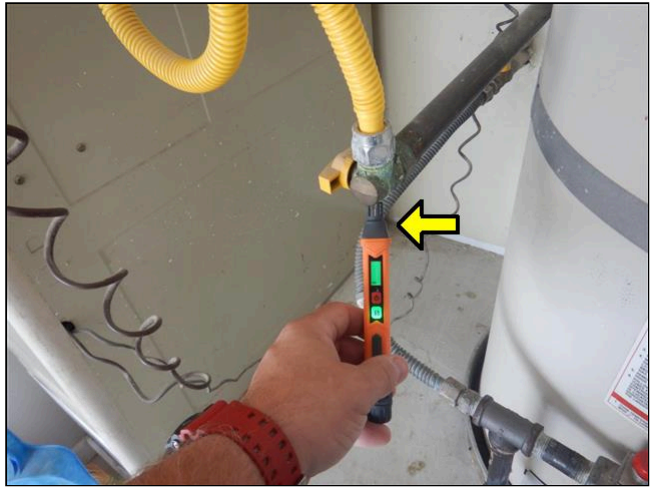


7.4 Item 2(Picture)

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



7.4 Item 3(Picture)

7.5 SEWER EJECTOR PUMP

IN NI NP RR IO Items

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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(A) . Hall Bathroom

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.

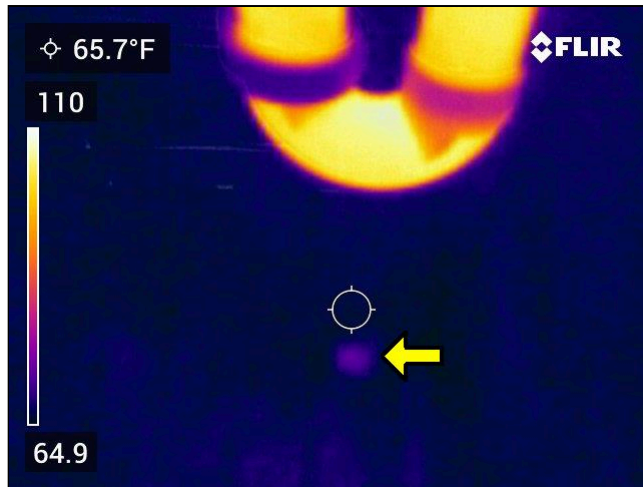
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

8.0.A SINK(S)

Comments:

(1) An active leak is present at the drain pipe under the sink. We recommend necessary repairs by a qualified licensed plumber.



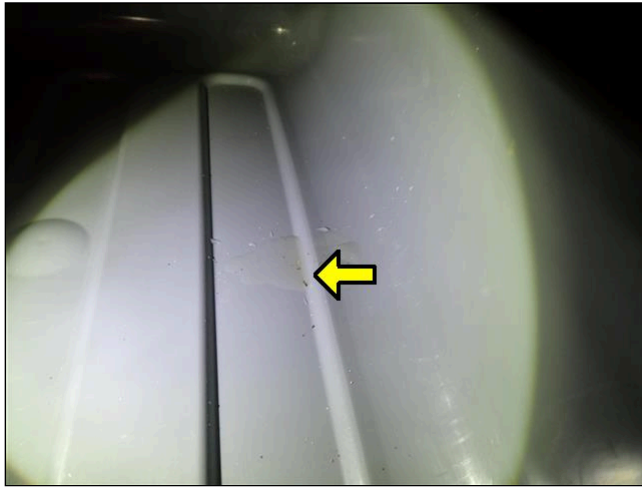
8.0.A Item 1(Picture)



8.0.A Item 2(Picture)

IN NI NP RR IO Items

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



8.0.A Item 3(Picture)

(2) The sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.



8.0.A Item 4(Picture)

8.1.A SHOWER

Comments:

IN NI NP RR IO Items

(1) One of the shower doors was difficult to slide when tested. This is a potential safety hazard. We recommend making necessary repairs/replacement where needed by a licensed contractor.



8.1.A Item 1(Picture)

(2) We recommend caulking around the shower faucet handle cover by a licensed contractor.



8.1.A Item 2(Picture)

8.2.A TOILET

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 toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.



8.2.A Item 1(Picture)



8.3.A WALL(S)

Comments:

Moisture damaged is noted at the baseboard. These baseboards were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a licensed termite inspector and repair as needed.



8.3.A Item 1(Picture)

IN NI NP RR IO Items

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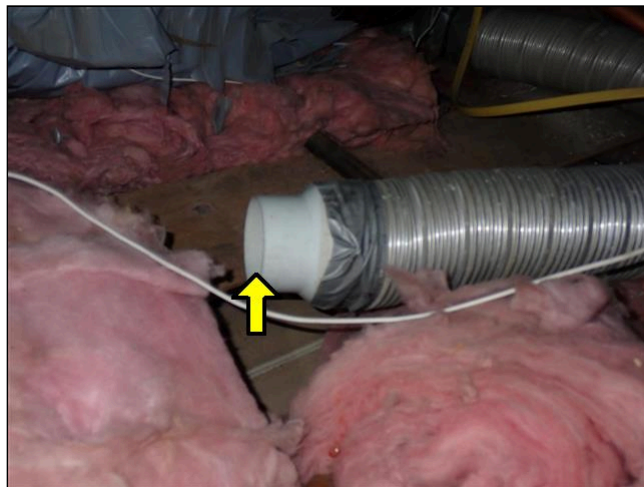
8.3.A Item 2(Picture)



8.4.A EXHAUST FAN

Comments:

The bathroom exhaust vent does not terminate to the exterior and vents into the attic space. This will allow excessive moisture to be introduced into the attic space which can lead to moisture related issues. We recommend properly ducting the bathroom vent(s) to the exterior of the attic space by a qualified licensed contractor.



8.4.A Item 1(Picture)



8.5.A 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.

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.

8(B) . Master Bathroom

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



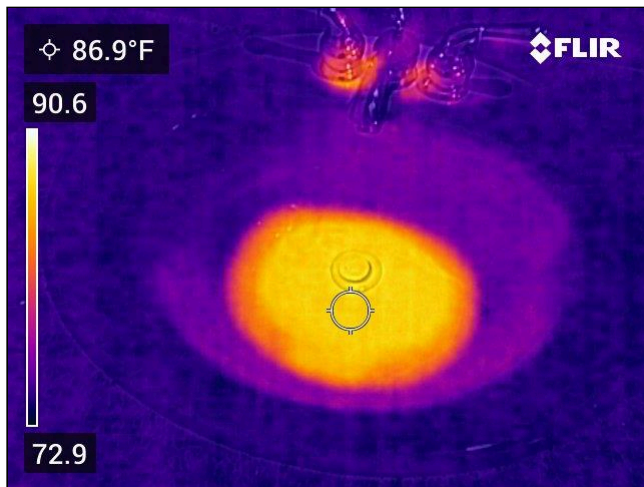
8.0.B SINK(S)

Comments:

The left side sink in the bathroom was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.



8.0.B Item 1(Picture)



8.0.B Item 2(Picture)



8.1.B TUB/ SHOWER ENCLOSURE

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



8.1.B Item 1(Picture)



8.2.B TOILET

Comments:

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.



8.2.B Item 1(Picture)



8.3.B CABINET(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 bottom soft closing drawer was defective when tested. We recommend making necessary repairs where needed by a licensed cabinet contractor.



8.3.B Item 1(Picture)

(2) One of the cabinet doors makes excessive noise when opening. We recommend making necessary repairs where needed by a licensed cabinet contractor.



8.3.B Item 2(Picture)



8.4.B 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

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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.

8(C) . ADU Bathroom

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.

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IN NI NP RR IO Items

8.0.C SINK(S)

Comments:

An active leak is present at the drain pipe under the kitchen sink. We recommend necessary repairs by a qualified licensed plumber.



8.0.C Item 1(Picture)

8.1.C SHOWER

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

Water was observed to leak from the shower enclosure at several areas and beneath the shower while the water was on in the shower. We recommend further evaluation and necessary repairs by a qualified licensed contractor.



8.1.C Item 1(Picture)



8.2.C TOILET

Comments:

The bathroom toilet is loose on the wood sub floor. This condition could cause damage to the wax ring, leaks, and damage to the wood sub floor. There could be damage to the wood sub floor which is not visible. We highly recommend further evaluation by a qualified licensed plumber or qualified licensed contractor prior to the end of your contingency period and necessary repairs made as needed.



8.2.C Item 1(Picture)



8.3.C 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

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IN NI NP RR IO Items

moisture intrusion in these areas.

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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

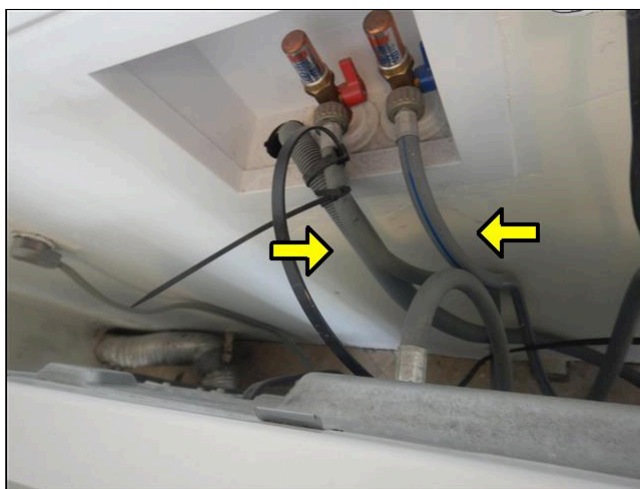
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9.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: 220 VOLT ELECTRIC AND GAS, 220 VOLT ELECTRIC (3 PRONG)

Comments:

(1) **MAINTENANCE RECOMMENDATION:** Washer hoses are a common source of flooding in a home. Prior to connecting the washing machine we recommend installing new braided steel washer hoses to help reduce leaks caused by failed hoses. If any hoses are left in the house they should be replaced. The washing machine and dryer are not part of our general home inspection.



9.0 Item 1(Picture)

(2) There is a three prong 220 volt receptacle installed for the dryer. Most new electric dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. We recommend necessary corrections by a qualified licensed electrician.

9.1 CLOTHES DRYER VENT

DRYER VENT: FLEXIBLE METAL

Comments:

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



9.1 Item 1(Picture)

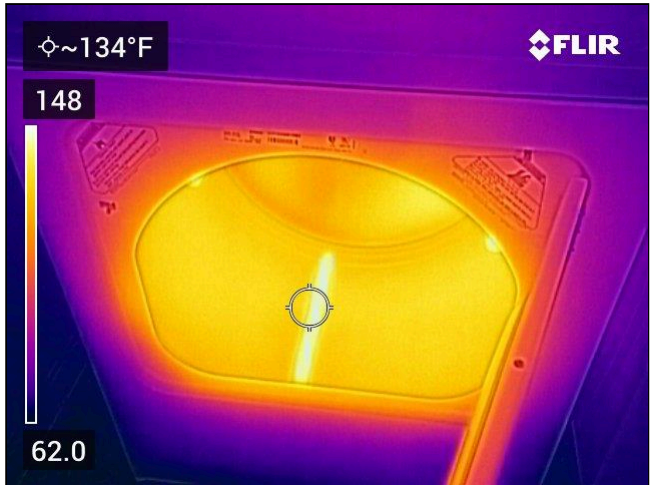
9.2 LAUNDRY ROOM VENT

9.3 LAUNDRY OTHER

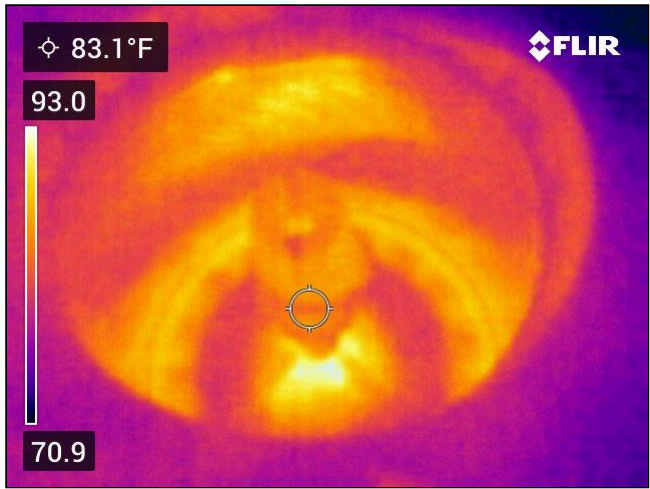
Comments:

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.

However, the dryer control knob is observed to be missing. We recommend replacing.



9.3 Item 1(Picture)



9.3 Item 2(Picture)



9.3 Item 3(Picture)

IN NI NP RR IO Items

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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.

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IN NI NP RR IO Items

10.0 CHIMNEY(S)

FIRE PLACE TYPES: CONCRETE LOG KIT

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.



10.0 Item 1(Picture)

(2) The chimney liner was not inspected by our company. We recommend a qualified chimney contractor inspect for safety if concerned.

10.1 FIREPLACE(S)

10.2 DAMPER/ DAMPER CLAMP

Comments:

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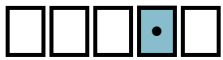
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IN NI NP RR IO Items

There is a damper clamp installed at the family room fireplace for safety.



10.2 Item 1(Picture)



10.3 HEARTH/ MANTLE

Comments:

(1) The wood mantel is loose. We recommend making necessary repairs where needed by a licensed contractor.



10.3 Item 1(Picture)

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IN NI NP RR IO Items

(2) A gap was observed where the front hearth extends over the flooring. We recommend sealing this gap up or making repairs/adjustments where needed by a qualified licensed contractor.



10.3 Item 2(Picture)

10.4 OPERATING CONTROLS

Comments:

We do not light gas log lighters or concrete log kits installed at the fireplace. This is beyond the scope of the home inspection. However, the fireplace gas valve was tested and gas was noted to come out of the fireplace gas pipe.



10.4 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items



10.4 Item 2(Picture)

IN NI NP RR IO Items

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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



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IN NI NP RR IO Items

11.0 SMOKE DETECTORS

Comments:

[Photo of a smoke detector\(s\).](#)



11.0 Item 1(Picture)

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

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IN NI NP RR IO Items

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.



11.3 SECURITY SYSTEM

Comments:

There is a security system installed in the house and was not inspected by this company at the time of the home inspection. Inspecting security systems is beyond the scope of a general home inspection. We recommend having the security system inspected by a qualified licensed contractor prior to the end of your contingency period.



11.3 Item 1(Picture)

IN NI NP RR IO Items

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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.

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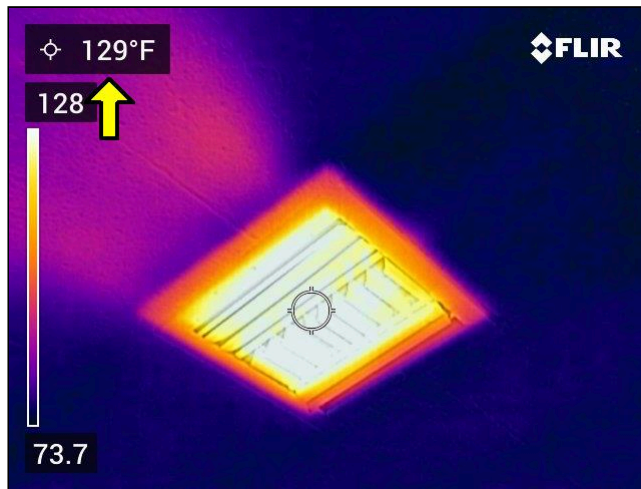
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12.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR
NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): ONE
ENERGY SOURCE: NATURAL GAS
AGE OF HEATER: GAS - OVER 20 YEARS OLD

Comments:

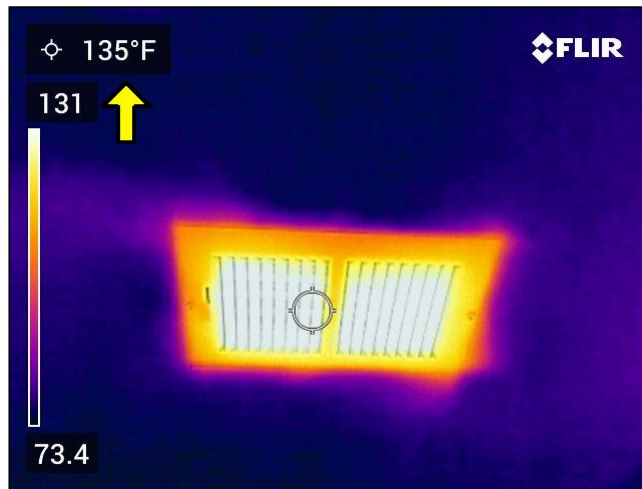
(1) **Infrared Thermal photo of the furnace(s) being tested.**



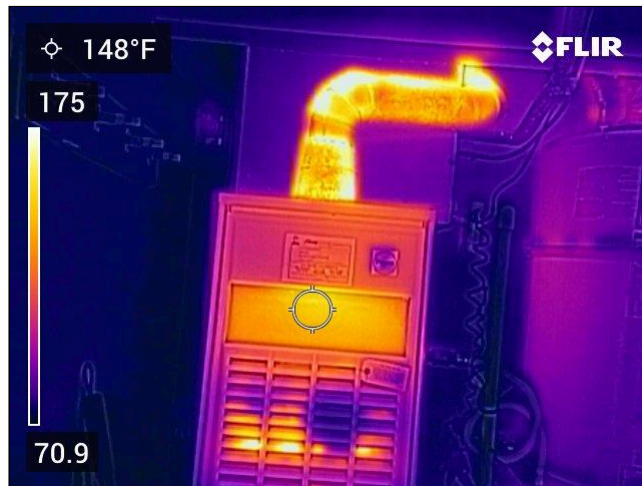
12.0 Item 1(Picture)

IN NI NP RR IO Items

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12.0 Item 2(Picture)
(2) **Photo of the furnace(s).**



12.0 Item 3(Picture)

IN NI NP RR IO Items

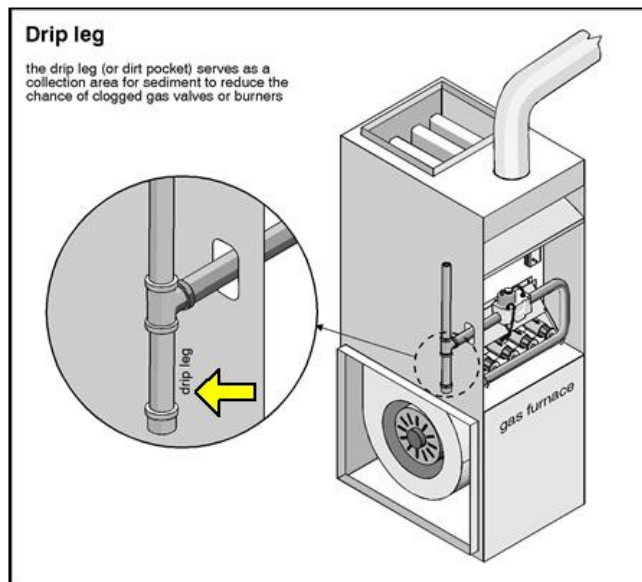
(3) The furnace is older but did work at the time of the inspection. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced 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.



12.0 Item 4(Picture)

(4) The furnace is not sealed around the base of the unit. Current standards and SDG&E require that the base of the unit is sealed to prevent exhaust from mixing with the house air. We recommend having the base of the furnace be sealed by a qualified person.

(5) 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.



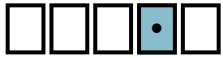
12.0 Item 5(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(6) There is no heat source in the ADU. This is non-standard. We recommend installing a heat source in the upstairs master bedroom by a qualified licensed HVAC contractor.



12.1 THERMOSTAT(S)

Comments:

(1) There is a mechanical thermostat installed in this house. We recommend replacing with a programmable electronic model.



12.1 Item 1(Picture)

(2) The thermostat appears to be older. We recommend upgrading by a qualified person.

(3) The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.



12.2 VENTS AND FLUES (HEATING SYSTEM)



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

DUCTWORK: INSULATED

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

Comments:

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IN NI NP RR IO Items

(1) The outer insulation covering on several of the air ducts in the attic space missing/damaged. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.



12.3 Item 1(Picture)



12.3 Item 2(Picture)



12.3 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

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

IN NI NP RR IO Items

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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.



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IN NI NP RR IO Items

13.0 COOLING EQUIPMENT

COOLING EQUIPMENT TYPE: AIR CONDITIONER, R-22

NUMBER OF A/C UNITS: ONE

CONDENSER AGE: 15 PLUS YEARS OLD

Comments:

(1) [Photo of the A/C unit\(s\).](#)



13.0 Item 1(Picture)

IN NI NP RR IO Items

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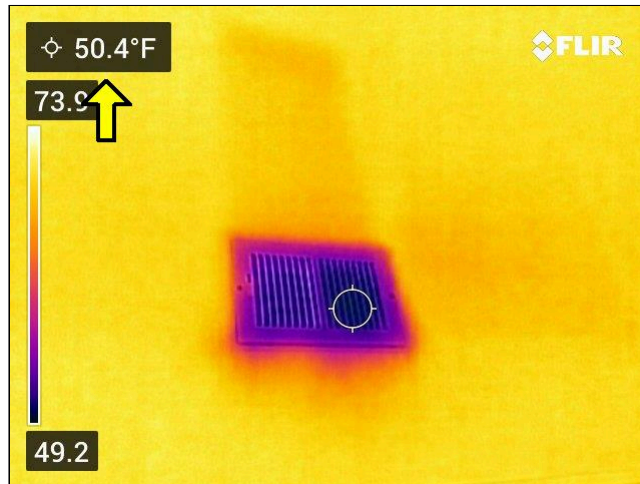
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(2) An ambient air test was performed by using a thermal camera on the AC system to determine if the difference in temperatures of the supply and return air were between 14 degrees and 22 degrees which indicates that the AC system is cooling as intended.

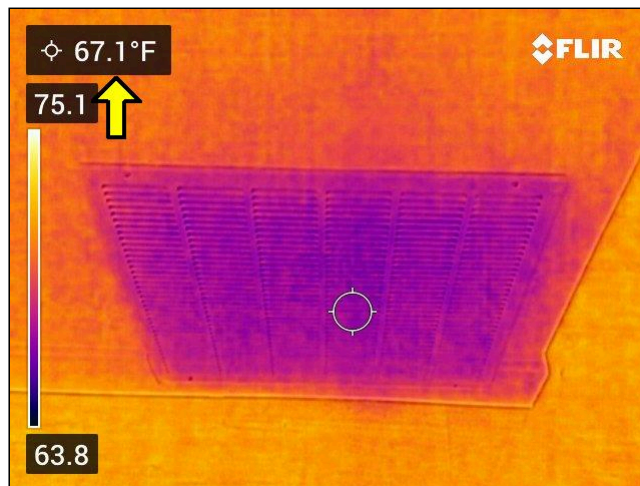
The air supplied to the room was measured around **50 degrees**.

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

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



13.0 Item 2(Picture)



13.0 Item 3(Picture)

(3) The 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

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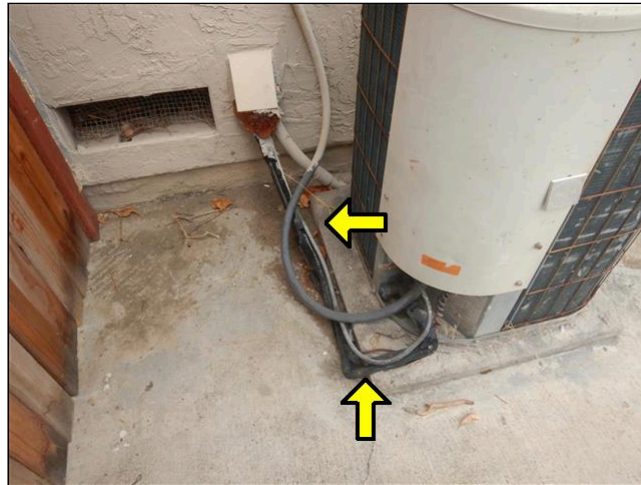
IN NI NP RR IO Items

also recommend budgeting for replacement and obtaining and keeping a Home Warranty that covers this HVAC system.

(4) The 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.

(5) The AC unit electrical conduit is not secured to the wall as required. We recommend having the AC unit conduit secured to the wall by a qualified person.

(6) The insulation is damaged at the exterior refrigerant lines. We recommend replacing the damaged insulation by a qualified person.



13.0 Item 4(Picture)

(7) The AC condenser is not properly secured to the equipment pad. Building standard require these units to be secured to the pad to prevent damage, theft, and injury. We recommend necessary corrections made by a licensed HVAC contractor.



13.0 Item 5(Picture)

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IN NI NP RR IO Items

(8) Some of the AC condenser cooling fins are damaged. This can affect the performance of the unit, and limit the life of the condenser. We recommend further evaluation by a qualified licensed HVAC contractor to determine life remaining and repair options.



13.0 Item 6(Picture)



13.1 CONDENSATE EQUIPMENT

Comments:

There is no secondary AC condensation drain installed. 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)

IN NI NP RR IO Items

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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.



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IN NI NP RR IO Items

14.0 INSULATION IN THE ATTIC SPACE

ATTIC INSULATION: FIBERGLASS BATT
R-VALUE (APPROXIMATE): APPROXIMATE R-19

Comments:

- (1) **Photo of the insulation.**
- (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 1(Picture)

- (3) The insulation in the attic appears to be functioning as intended.
- (4) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.

14.1 VENTILATION OF THE ATTIC SPACE

ATTIC VENTILATION: GABLE AND SOFFIT VENTS

14.2 INSULATION UNDER THE FLOOR SYSTEM

Comments:

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IN NI NP RR IO Items

The ADU 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.



14.2 Item 1(Picture)

IN NI NP RR IO Items

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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.

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IN NI NP RR IO Items

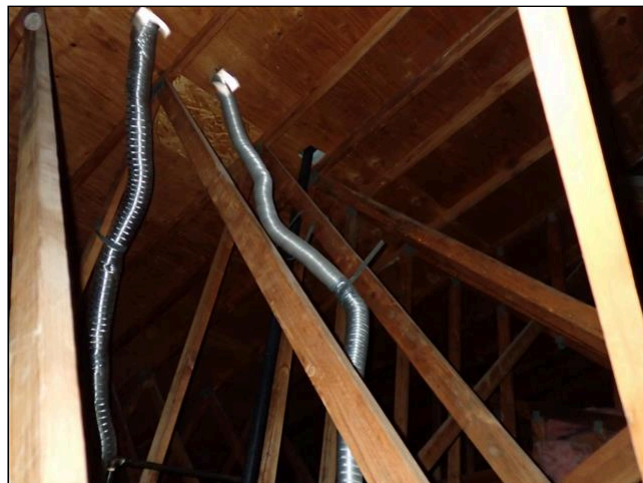
15.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE (HALLWAY)

WALL STRUCTURE: WOOD STUDS

Comments:

[Photo of the attic space.](#)



15.0 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items



15.0 Item 2(Picture)



15.0 Item 3(Picture)



15.0 Item 4(Picture)

15.1 ROOF STRUCTURE AND ATTIC SPACE

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

ROOF TYPE: GABLE
ROOF STRUCTURE: ENGINEERED WOOD TRUSSES, PLYWOOD SHEATHING
METHOD USED TO OBSERVE THE ATTIC SPACE: CRAWLED, LIMITED ACCESS, NOT FULLY VISIBLE

Comments:

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 - OLD

Comments:

(1) Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.
(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: POURED CONCRETE

15.4 FOUNDATION BOLT(S)

FOUNDATION BOLTS: NOT VISIBLE

Comments:

Foundation bolts are not visible due to finished wall materials. However, due to the age of the house foundation bolts are likely to be present.

15.5 COLUMNS AND/ OR PIERS

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

The ADU was built on a pier and post foundation with no perimeter foundation walls. This does not meet current building standards as this condition provides inadequate support, allows water intrusion into the sub area, and cannot be adequately retrofitted for earthquake protection. Perimeter foundation consisting of posts and piers should be replaced with a conventional concrete stem wall foundation. We recommend further evaluation by a qualified licensed foundation contractor.



15.5 Item 1(Picture)



15.6 CRAWLSPACE (ANOMALIES IN CRAWLSPACE)

Comments:

There is evidence of rodent activity/ droppings observed in the crawlspace and on top of the water heater. Pests may chew, damage or contaminate components. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard. Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. We recommend further evaluation by a qualified licensed pest exterminator for a complete review and removal of any pests or waste material prior to the end of your contingency period.



15.6 Item 1(Picture)

IN NI NP RR IO Items

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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

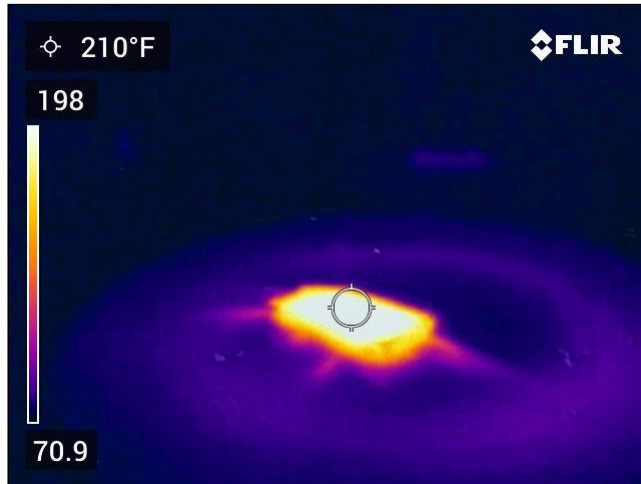
IN NI NP RR IO Items

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.



16.0 Item 1(Picture)

16.1 DISHWASHER

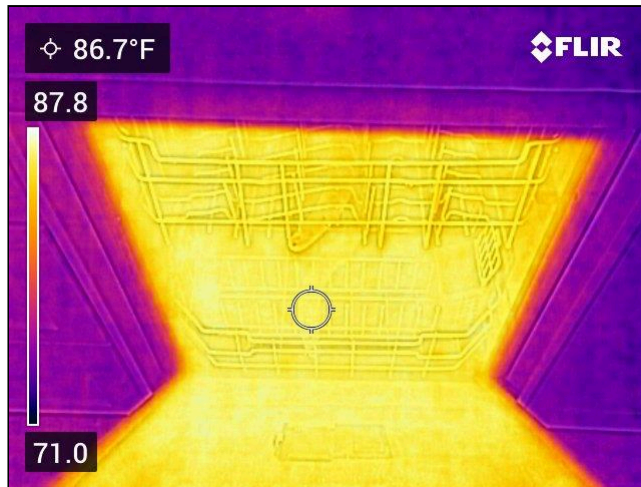
Comments:

IN NI NP RR IO Items

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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.



16.2 Item 1(Picture)



16.3 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:

IN NI NP RR IO Items

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:

IN NI NP RR IO Items

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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)



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.



16.5 Item 1(Picture)

(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.

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.

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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 left exterior side of the property (facing front).

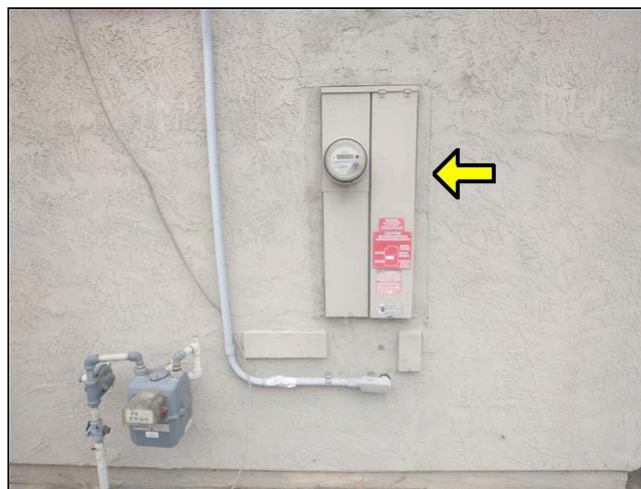


17.0 Item 1(Picture)

17.1 MAIN ELECTRICAL PANEL

Comments:

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



17.1 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

17.2 MAIN WATER SHUT-OFF

Comments:

The main water shut-off valve is located at the front exterior side of the property (facing front).



17.2 Item 1(Picture)

17.3 SUB ELECTRICAL PANEL(S)

Comments:

A sub panel is located in the rear yard.



17.3 Item 1(Picture)

IN NI NP RR IO Items

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18. SEWER SCOPE INSPECTION

The purpose of this service is to conduct a video camera inspection of the main sewer line from the main structure to the city sewer main (or sewer service point to the property). No other areas were checked and are expressly disclaimed. The sewer line is accessed through an access point in the main structure, which may be a roof vent or cleanout - the inspector will determine the best access point to use when on site. Our goal is to determine if the main sewer line from the main structure to the sewer service entry point is free from obstructions, and to document any items of concern. This service does not inspect or scope every drain line in the structure(s) on the property. Service is limited to a single readily accessible access point; no destructive testing is performed.

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IN NI NP RR IO Items

**18.0 SCOPE OF WORK****Comments:**

IMPORTANT: A Sewer Scope Inspection is NOT intended to reveal minor defects. Please familiarize yourself by reading the Inspection agreement for limitations.

You have contracted with The Property Inspection Pros to perform a generalist sewer scope inspection on this properties main sewer pipe. This sewer scope inspection is limited to a visual inspection of the main sewer pipe only. This means that we can only evaluate what we can see.

Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for an hour or so and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A sewer scope inspection is intended to identify evidence of problems that exist in the properties main sewer pipe at the time of the inspection. Since sewer scope inspections are non-destructive, the inspector can only report on the evidence that is observable at the time of the inspection. An inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than an inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be. Please see our Sewer Scope standards of Practice for more information.

Client must obtain estimates for any items noted in the report that require further evaluation or repair.

The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.

It is client's responsibility to obtain quotations prior to the end of the contingency period.

CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.

It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

**18.1 HOW TO READ THIS REPORT****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 inspection report has INFORMATION tabs, items listed in the information tabs are:

IN - Items Inspected or Inspected OK = Inspector 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.

NI, NP - This inspection report has LIMITATIONS tab, click the limitations tab to read items not inspected, not present, or other limitations:

Not Inspected = Inspector 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 = This item, component, or unit is not in this home or building.

IO - Information Only

This inspection report has LIMITATIONS and EXCLUSIONS section. The limitations and exclusions section describes what is and is not included in this inspection. **Please Read Carefully.**

INSPECTION DEFECT CATEGORIES

R/R - Action Item Repair or Replace- This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

The sewer scope inspection is limited to the date and time of the inspection only as conditions in the sewer can change over time. The sewer scope inspection is only a visual inspection of the accessible sewer line and may be limited by an obstruction, debris, build-up, or access. The inspector uses a camera to perform a visual inspection of the accessible main sewer line from no more than three access points. The report is based solely on the opinion of the inspector with the information he has available at the time of the inspection. The Property Inspection Pros does not offer a guarantee or warranty as part of this inspection report. The camera is only run through the main sewer line and no secondary lines will be inspected or included as part of the report. Lines 2" in diameter or smaller and traps less than 6" in diameter will not be inspected. Marked areas are for reference only and may not be exact due to signal interference and/or depth of the sewer. Damage may exceed beyond the marked areas (especially in Cast Iron). We recommend having a licensed plumbing contractor re-locate prior to repair to ensure accuracy as markings may have been moved or altered. Secondary sewer lines can be inspected upon request for an additional fee.

During the course of a sewer scope inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

IN NI NP RR IO Items

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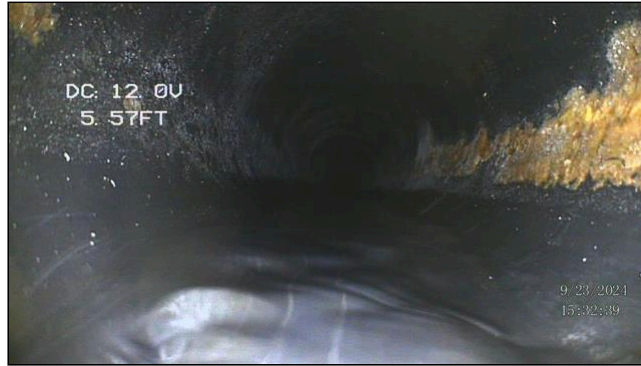
IN NI NP RR IO Items



18.2 MAIN SEWER PIPE MATERIAL(S) OBSERVED

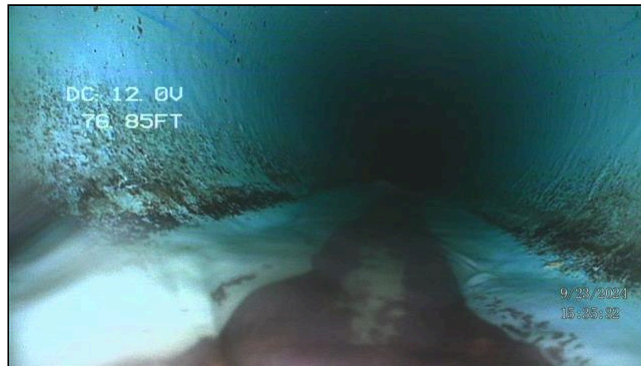
Comments:

(1) ABS



18.2 Item 1(Picture)

(2) SDR



18.2 Item 2(Picture)



18.3 MAIN SEWER PIPE CLEAN OUT LOCATION(S)

Comments:

CLEAN OUT LOCATION PHOTO:

The main sewer line was inspected by inserting the camera at the sewer line clean out at the front of the property.

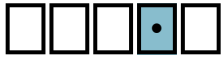


18.3 Item 1(Picture)

IN NI NP RR IO Items

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

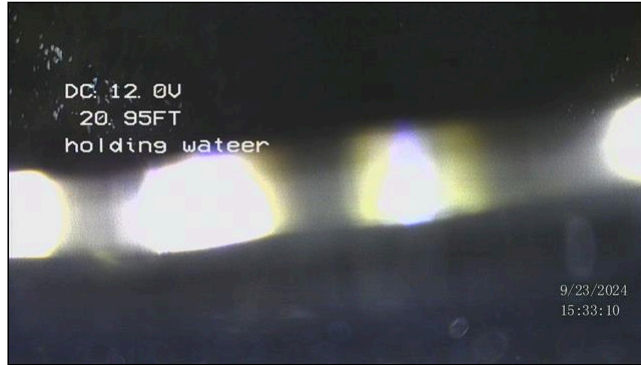
IN NI NP RR IO Items



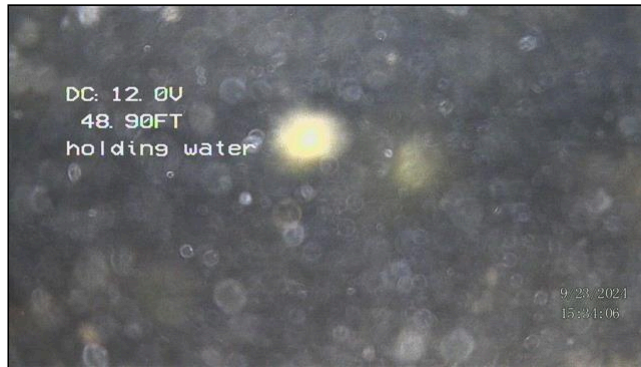
18.4 SEWER SCOPE INSPECTION FINDINGS

Comments:

(1) The main sewer pipe was holding water at several areas throughout the main sewer line from the access point. We recommend further evaluation prior to the end of your contingency period by a licensed plumber and necessary repairs or replacement made as needed.

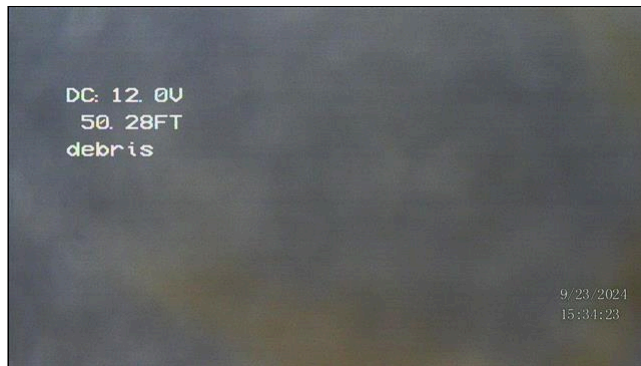


18.4 Item 1(Picture)



18.4 Item 2(Picture)

(2) Debris build up is observed in the main sewer pipe. We recommend having the debris cleared as needed to prevent further clogging by a licensed plumber.



18.4 Item 3(Picture)



18.5 SEWER INSPECTION VIDEO(S)

Comments:

IN NI NP RR IO Items

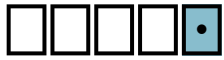
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

Click play to view your electronic report and video(s).



18.5 Item 1(Video)



18.6 LIMITATIONS AND EXCLUSIONS

Comments:

IN NI NP RR IO Items

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Limitations, Exceptions & Exclusions Limitations:

A sewer scope inspection is not technically exhaustive. A sewer scope inspection will not identify concealed or latent defects. This Standards of Practice applies to properties with four or fewer residential units.

Exceptions:

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

Exclusions:

The inspector is not required to:

- A. remove or pull toilets to access the main or lateral sewer line.
- B. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, boxes, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, or anything else that might restrict the sewer scope inspection.
- C. climb a roof to access a sewer vent pipe if deemed unsafe by the inspector.
- D. enter or access any area or do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property.
- E. enter crawlspaces or other areas that may be unsafe or not readily accessible.
- F. locate and/or mark any defect observed in the sewer scope video.
- G. provide the length of the main or lateral sewer line to the municipality's or HOA's tap or septic tank.
- H. scope or inspect underfloor or in-house portions of the building drain or sewer system.
- I. give correction, replacement or repair cost estimates.



18.7 STANDARDS OF PRATICE - (Sewer Scope Inspection)

Comments:

IN NI NP RR IO Items

The sewer scope inspector will inspect and video-record:

- A. the main or exterior lateral sewer line from a proper cleanout or roof vent stack;
- B. record the entire video and provide the video to the client as either an online link or a physical copy;
- C. document any and all defects observed in the video inspection; and
- D. if a cleanout is not visible or accessible, the inspector will note that in the report.

When possible, the sewer scope inspector shall describe:

- A. the type of lateral sewer line or pipe materials.

The inspector shall report as in need of correction:

- A. the presence of visible cracks;
- B. the presence of any observed plant or tree root intrusion;
- C. the presence of any offset over ¼-inch;
- D. the presence of over 1 inch of standing water;
- E. the presence of a blockage or restriction;
- F. the presence of a crushed line or pipe;
- G. the presence of a broken line or pipe;
- H. the presence of a separated or disconnected line or pipe;
- I. the presence of excessive rust or scale;
- J. the presence of an excessive amount of grease;
- K. the presence of deteriorated concrete;
- L. the presence of an egg-shaped line;
- M. the presence of a collapsed line or pipe; and
- N. the presence of delamination or deterioration.

The inspector is not required to:

- A. identify the presence of Orangeburg or Bermico (bituminous fiber pipe).
- B. identify the presence of asbestos cement or Transite pipe.

IN NI NP RR IO Items

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IN NI NP RR IO Items



18.8 MAINTENANCE TIPS

Comments:

- Do not flush paper towels, feminine products, or plastics down the toilet.
- Limit the use of the garbage disposal and always run water for several minutes after use.
- Use screens on sink and tub drains to catch hair and other items from falling into the drain.
- Do not pour grease or oil down the drain.
- Have the main sewer line inspected every few years.



18.9 HELPFUL INFORMATION

Comments:

- Clay sewer lines are prone to root growth due to the connections not being completely sealed. Cabling the sewer on an annual basis is recommended for Clay sewer lines to help keep the roots under control and prevent sewer backups.
- Cast Iron and PVC sewer lines are sealed at the connections and should not allow roots into the line unless they are damaged. Roots in Cast Iron and PVC will generally warrant a repair of the damaged area but they can be managed with a foaming root killer (Root-X) to help prolong the life of the sewer. This is only considered a temporary solution because repair will ultimately be required (especially with Cast Iron).
- Cast Iron & Clay were used for almost all sewer lines until around 35 years ago when PVC became the material of choice for most plumbers. We are still using PVC today for sewer lines

IN NI NP RR IO Items

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The 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 and follow through with all recommendations noted throughout this report.

General Summary



The Property Inspection Pros

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

Customer
John Smitty

Address
1221 Main Ave.
Oceanside CA 92056

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) The paint at the ABS plumbing vents is worn. We recommend having the ABS vents painted by a qualified licensed contractor.
- (2) Sealant around some of the roof flashings/ penetrations is cracked or missing. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

- (2) Gutters require cleaning. We recommend having the gutters cleaned by a qualified contractor.
- (3) 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.
- (4) Gutters are not installed at the rear ADU. We recommend installing gutters and downspouts to prevent erosion or water intrusion around the ADU by diverting run off away from the house by a qualified licensed contractor.

1.4 ROOF SHEATHING (OBSERVABLE)

Repair or Replace

Stain(s) observed in the roof sheathing. Water stains on the ceilings, or on the framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Without recent rain, determining if the active leaks are present is not possible within the scope of a home inspection. Consequently, only a licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. However, given the current age and condition of the roof, active leaks are likely present. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from an established local roofing company. We recommend further evaluation of the roof by a licensed roof contractor prior to the close of your contingency period.

You can obtain a certification of this roof and a guarantee from third party companies. They will perform extensive testing and many will guarantee that the roof will not leak. A roof certification is NOT included with this inspection. It is strongly advised that you obtain a certification, and maintain a good home warranty with roof coverage. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR ADDITIONAL EVALUATION BY A LICENSED ROOF CONTRACTOR IF CLIENT HAS CONCERNS ABOUT ADEQUACY, OR WANTS TO KNOW THE ESTIMATED LIFE REMAINING OF THE ROOF.

2. Exterior

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

Repair or Replace

Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.

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

Repair or Replace

(1) The stucco/weep screed is in contact with ground/ concrete patio at several areas. The weep screed is the metal band at the base of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil above the weep screed can lead to stucco damage due to limited air flow. We recommend a ground clearance of four inches where possible allow for proper drainage and for ventilation of the stucco walls. Dirt in contact with the stucco can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend further evaluation and necessary corrections by a qualified licensed contractor.

(2) Siding at the ADU is in contact with the ground at several areas. Dirt in contact with the siding can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend a ground clearance of four to six inches where possible by a qualified contractor.

(3) This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and are not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the close of escrow.

2.3 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) There is damaged/ deteriorated stucco observed at several areas. We recommend necessary repairs where needed by a licensed stucco contractor.

(2) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted

where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

(3) Several gaps were observed at the siding. These gaps can allow water to flow behind the siding causing damage. We recommend caulking the gaps as needed to seal the siding and prevent water intrusion.

(4) The stucco skim-coat is deteriorating in areas around the foundation stemwall. This is typical cosmetic damage. If concerned we recommend necessary repairs by a licensed qualified contractor.

(5) 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.

2.5 DOORS (EXTERIOR)

Repair or Replace

(1) All of the sliding screen door latches are missing. We recommend replacement where needed by a qualified licensed door contractor.

(2) The kitchen sliding screen door has a torn or damaged screen. We recommend repair or replacement by a qualified person.

(3) The master bedroom sliding screen door sticks and is difficult to slide. We recommend necessary repairs or replacement by a qualified person.

2.6 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

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

(2) A window latch was found to be inoperable at a family room window. We recommend necessary repair or replacement by a qualified licensed window contractor.

(4) A cracked/broken window is observed in the ADU. We recommend repair or replacement by a licensed window contractor.

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

Repair or Replace

(2) Paint is worn/ failing at the wood patio cover and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.

(3) The left side ledger board does not appear to be properly flashed or sealed to the siding or stucco wall(s). This condition is conducive to moisture intrusion and damage in this area. We recommend further evaluation by a qualified licensed contractor and necessary repairs made as needed.

(4) Wood post(s) are in contact with ground/ soil at the patio cover. This can cause deterioration and attract wood eating insects. You should refer to the pest inspection report for a complete evaluation. Home inspectors do not have the authority to comment on termites or dry rot which is the responsibility of a state licensed pest inspector. We recommend necessary corrections/ moving the soil away from the post(s) as preventive maintenance by a qualified licensed contractor.

2.9 EXTERIOR STAIRS/ STEPS

Repair or Replace

There is no handrail installed at the rear yard exterior 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 a handrail for safety by a qualified licensed contractor.

2.10 FENCE AND/OR GATES

Repair or Replace

(1) The fence/ gates are loose and leaning at several areas. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

(2) The wood fencing/ gates are not painted or stained at several areas. Maintaining paint and/ or stain is essential to preventing the wood from deteriorating and damage. We recommend prep and painting or staining as needed by a licensed paint contractor.

(3) Vegetation is growing on the fence in several areas. Vegetation can hold moisture to the fence and cause excessive weight and damage. We recommend trimming back and removing the vegetation by a

qualified licensed landscaper.

(4) 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.

2.13 RETAINING WALL(S)

Repair or Replace

(1) There is missing masonry blocks and bricks missing at the front retaining wall. We recommend necessary repairs where needed by a qualified licensed contractor.

3. Electrical System

3.0 MAIN PANEL

Inspected

(2) There are improperly terminated wires observed in the main electrical panel. These wires must be properly terminated for safety. We recommend necessary corrections by a qualified licensed electrician.

3.1 SUB PANEL

Repair or Replace

(2) The sub panel breakers are not labeled. We recommend having the breakers properly labeled for safety by a qualified person.

3.2 CIRCUIT BREAKERS/ FUSES

Repair or Replace

(2) The wire size and breaker rating are not compatible at several circuit breakers. This is non standard and corrections are needed. We recommend necessary corrections by a qualified licensed electrician.

(3) The wire size and breaker rating are not compatible at several 20 AMP circuit breakers. This is non standard and corrections are needed. We recommend necessary corrections by a qualified licensed electrician.

3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

Repair or Replace

(1) 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

Repair or Replace

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.

3.6 SWITCHES

Repair or Replace

A light cover is damaged located in the master bathroom. We recommend replacement where needed by a qualified person.

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

Repair or Replace

(1) An interior outlet in the master bedroom was found to be wired with no ground connection. We recommend necessary corrections by a qualified licensed electrician.

3.8 RECEPTACLE(S) ISSUES

Repair or Replace

Wall receptacles are required within 6 feet of any point along the floor line measured horizontally. A single wall receptacle serves spaces for 6 feet on each side of receptacle. Interior wall(s) in the ADU were found with no or fewer wall receptacles than this standard. We recommend having additional

receptacles installed by a qualified licensed electrician if additional receptacles are desired.

3.9 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.

3.10 JUNCTION BOXES (OBSERVABLE)

Repair or Replace

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

3.11 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.

4. Garage

4.0 GARAGE VEHICLE DOOR(S)

Repair or Replace

(3) The bottom weather seal is damaged at the garage vehicle door. The weather seal is needed at garage vehicle door to properly seal the bottom of this door. We recommend replacing the weather seal by a qualified licensed garage door contractor.

(4) The wood garage door is damaged in several areas. We recommend necessary repairs or replacing by a qualified licensed garage door contractor.

4.1 GARAGE VEHICLE DOOR OPENER(S)

Repair or Replace

(2) The garage door opener light cover is missing. We recommend replacing.

(3) The garage door push-button switch was lower than the recommended 5-foot minimum height above the standing surface. This condition is potentially dangerous to children. We recommend that the switch be raised to the 5-foot minimum or higher by a qualified licensed garage door contractor for safety reasons.

(5) The garage door opener was functional at the time of the inspection, but it is an older unit that lacks some of the safety features that are present in newer openers. We recommend that you upgrade the garage door opener as a safety upgrade.

(6) No infrared "photo eye" devices are installed for the vehicle door's electric door opener. They've been required on all vehicle door openers since 1993 and improve safety by triggering the vehicle door's auto-reverse feature without need for the door to come in contact with the object, person or animal that's preventing it from closing. We recommend having a qualified contractor install these devices for improved safety.

(7) 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

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

(2) Water stains are observed at the garage ceiling which can be from a roof leak. These stains were tested for moisture and were found to be dry at the time of the inspection. Due to lack of recent rain,

determining the presence of an active roof leak was not possible. We recommend asking the seller if leaks exist, or if repairs have been performed. Otherwise, we recommend further evaluation by a licensed roof contractor prior to the end of your contingency period.

4.4 GARAGE FLOOR/ SLAB

Repair or Replace

The garage slab has several holes/ pitted in several areas. We recommend necessary repairs by a qualified licensed foundation contractor.

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

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

(2) A garage vent has been blocked or covered up. These vents are required to allow chemical or gas vapors to dissipate, and allow fresh combustion air for any gas burning appliances in the garage. We recommend restoring/ un blocking the vent openings as required by a qualified contractor.

4.8 GARAGE PEDESTRIAN DOOR(S)

Repair or Replace

Damaged wood is observed at the exterior pedestrain garage door frame. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.

4.10 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.

5. Water Heater

5.0 MAIN WATER HEATER (CONTROLS)

Repair or Replace

(2) **Thermal Photo of the water temperature.**

The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. Most water heater manufacturers recommend setting the water heater controls at 120 degrees for optimum efficiency. We recommend setting the water heater controls at 120 degrees by a qualified person for optimum efficiency.

(4) The leak pan under the water heater is too small. The leak pan should be 2 inches larger in diameter than the water heater. The current installation may not function properly in the event of a leak. We recommend replacing this leak pan with an appropriate sized leak pan by a qualified licensed plumber.

(5) 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) Rust/corrosion is observed at the top of the water heater. We recommend necessary repair or replacement by a qualified licensed plumber to help prevent leaks.

5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)

Repair or Replace

(1) The house water heater is adequately strapped as required.

(2) Seismic strapping is not installed at the ADU water heater as required. We recommend seismic straps installed by a qualified person or qualified licensed plumber.

5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Repair or Replace

There is no discharge pipe connected to the ADU water heater Temperature and Pressure (T&P) relief valve. This is non standard and a potential scalding hazard. A metal discharge pipe must be installed which drains water to within 6 inches of the ground in the event of an over-heat/ pressure scenario. We recommend that a metal discharge pipe be installed at the water heater temperature pressure relief valve by a qualified licensed plumber for safety.

6. Interiors

6.0 INTERIORS (GENERAL COMMENTS)

Repair or Replace

(4) There is acoustic texture present at the ceilings in several areas. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.

6.2 WALLS

Repair or Replace

(1) Baseboards are not flush with the flooring in several areas throughout the house. We recommend making necessary repairs where needed by a licensed contractor.

(3) Patching was noted at the walls in several areas. We recommend asking the seller if they have knowledge of the repair or cause.

(4) Base boards are missing at several areas throughout the house and garage. We recommend replacing where needed by a qualified person.

6.3 FLOOR COVERINGS

Repair or Replace

(1) The laminate flooring is bridging or bulging in the family room. This is typically caused by a poor installation which did not leave an expansion gap around the perimeter of the floor. Variations in humidity can cause the wood floor to expand. Without a proper gap, the laminated flooring material will bulge. We recommend further evaluation and necessary corrections or replacement by a qualified licensed flooring contractor.

(2) There are several loose floor tiles missing or damaged in the garage area. We recommend necessary repairs or replacement by a qualified licensed flooring contractor.

6.4 STEPS, STAIRWAYS, RAILINGS

Repair or Replace

The ADU loft area guardrail is too low which is a safety concern. We recommend correction by a qualified licensed contractor.

6.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) The master bedroom door handle is loose. We recommend necessary repairs by a qualified person.

(2) Several bedroom closet doors are missing. We recommend replacing where needed by a qualified person.

(3) The metal strike plate is missing from the door frame at the hall bathroom. We recommend replacement where needed by a licensed contractor.

(4) Door frame trim was observed to be damaged. We recommend making repairs/replacement where needed by a licensed contractor.

(5) The master bathroom door rubs at the frame. We recommend necessary corrections by a qualified person.

(6) The attic space access cover is damaged. We recommend necessary repairs or replacement by a

qualified person.

6.9 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

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

Repair or Replace

(1) It was common practice for homes to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection, we tried to determine if any slab leaks may exist. At the time of the inspection, we scanned the slab using a thermal camera to help find any active leaks and there was no evidence of current/ active leaks observed or discovered.

(2) A corroded pipe is observed at the front exterior wall of the house. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.

(3) There were un-insulated water supply pipes noted in the ADU crawl space area. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loose. We recommend necessary corrections by a qualified licensed plumber.

7.2 WATER PRESSURE/ REGULATOR

Inspected

(2) The ADU 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.

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Inspected

(1) The gas meter located at the rear of the house is subject to vehicle damage. We recommend adding a vehicle barrier (bollard) where needed by a qualified licensed contractor for added safety.

8(A) . Hall Bathroom

8.0.A SINK(S)

Repair or Replace

(1) An active leak is present at the drain pipe under the sink. We recommend necessary repairs by a qualified licensed plumber.

(2) The sink faucet is loose. We recommend necessary repairs by a qualified licensed plumber.

8.1.A SHOWER

Repair or Replace

(1) One of the shower doors was difficult to slide when tested. This is a potential safety hazard. We recommend making necessary repairs/replacement where needed by a licensed contractor.

(2) We recommend caulking around the shower faucet handle cover by a licensed contractor.

8.2.A TOILET**Repair or Replace**

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.

8.3.A WALL(S)**Repair or Replace**

Moisture damaged is noted at the baseboard. These baseboards were tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a licensed termite inspector and repair as needed.

8.4.A EXHAUST FAN**Repair or Replace**

The bathroom exhaust vent does not terminate to the exterior and vents into the attic space. This will allow excessive moisture to be introduced into the attic space which can lead to moisture related issues. We recommend properly ducting the bathroom vent(s) to the exterior of the attic space by a qualified licensed contractor.

8(B) . Master Bathroom**8.0.B SINK(S)****Repair or Replace**

The left side sink in the bathroom was slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

8.1.B TUB/ SHOWER ENCLOSURE**Repair or Replace**

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

8.2.B TOILET**Repair or Replace**

The toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a licensed plumber.

8.3.B CABINET(S)**Repair or Replace**

(1) The bottom soft closing drawer was defective when tested. We recommend making necessary repairs where needed by a licensed cabinet contractor.

(2) One of the cabinet doors makes excessive noise when opening. We recommend making necessary repairs where needed by a licensed cabinet contractor.

8(C) . ADU Bathroom**8.0.C SINK(S)****Repair or Replace**

An active leak is present at the drain pipe under the kitchen sink. We recommend necessary repairs by a qualified licensed plumber.

8.2.C TOILET

Repair or Replace

The bathroom toilet is loose on the wood sub floor. This condition could cause damage to the wax ring, leaks, and damage to the wood sub floor. There could be damage to the wood sub floor which is not visible. We highly recommend further evaluation by a qualified licensed plumber or qualified licensed contractor prior to the end of your contingency period and necessary repairs made as needed.

9. Laundry

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

Inspected

(2) There is a three prong 220 volt receptacle installed for the dryer. Most new electric dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. We recommend necessary corrections by a qualified licensed electrician.

9.1 CLOTHES DRYER VENT

Inspected

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

10. Fireplaces/ Chimneys

10.0 CHIMNEY(S)

Inspected

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

10.3 HEARTH/ MANTLE

Repair or Replace

(1) The wood mantel is loose. We recommend making necessary repairs where needed by a licensed contractor.

(2) A gap was observed where the front hearth extends over the flooring. We recommend sealing this gap up or making repairs/adjustments where needed by a qualified licensed contractor.

12. Heating Equipment

12.0 HEATING EQUIPMENT

Inspected

(3) The furnace 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.

(4) The furnace is not sealed around the base of the unit. Current standards and SDG&E require that the base of the unit is sealed to prevent exhaust from mixing with the house air. We recommend having the base of the furnace be sealed by a qualified person.

(5) 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.

(6) There is no heat source in the ADU. This is non-standard. We recommend installing a heat source in the upstairs master bedroom by a qualified licensed HVAC contractor.

12.1 THERMOSTAT(S)**Repair or Replace**

(1) There is a mechanical thermostat installed in this house. We recommend replacing with a programmable electronic model.

(2) The thermostat appears to be older. We recommend upgrading by a qualified person.

12.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, FILTERS, REGISTERS)**Repair or Replace**

(1) The outer insulation covering on several of the air ducts in the attic space missing/ damaged. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.

13. Cooling Equipment

13.0 COOLING EQUIPMENT**Repair or Replace**

(4) The 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.

(5) The AC unit electrical conduit is not secured to the wall as required. We recommend having the AC unit conduit secured to the wall by a qualified person.

(6) The insulation is damaged at the exterior refrigerant lines. We recommend replacing the damaged insulation by a qualified person.

(8) Some of the AC condenser cooling fins are damaged. This can affect the performance of the unit, and limit the life of the condenser. We recommend further evaluation by a qualified licensed HVAC contractor to determine life remaining and repair options.

13.1 CONDENSATE EQUIPMENT**Repair or Replace**

There is no secondary AC condensation drain installed. 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.

(4) The attic space access hatch cover is not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.

14.2 INSULATION UNDER THE FLOOR SYSTEM**Not Present**

The ADU 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.

15. Structural Components

15.5 COLUMNS AND/ OR PIERS

Repair or Replace

The ADU was built on a pier and post foundation with no perimeter foundation walls. This does not meet current building standards as this condition provides inadequate support, allows water intrusion into the sub area, and cannot be adequately retrofitted for earthquake protection. Perimeter foundation consisting of posts and piers should be replaced with a conventional concrete stem wall foundation. We recommend further evaluation by a qualified licensed foundation contractor.

15.6 CRAWLSPACE (ANOMALIES IN CRAWLSPACE)

Repair or Replace

There is evidence of rodent activity/ droppings observed in the crawlspace and on top of the water heater. Pests may chew, damage or contaminate components. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard. Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. We recommend further evaluation by a qualified licensed pest exterminator for a complete review and removal of any pests or waste material prior to the end of your contingency period.

18. SEWER SCOPE INSPECTION

18.4 SEWER SCOPE INSPECTION FINDINGS

Repair or Replace

(1) The main sewer pipe was holding water at several areas throughout the main sewer line from the access point. We recommend further evaluation prior to the end of your contingency period by a licensed plumber and necessary repairs or replacement made as needed.

(2) Debris build up is observed in the main sewer pipe. We recommend having the debris cleared as needed to prevent further clogging by a licensed plumber.

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.

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