



# Inspection Report

**John Ricks**

**Property Address:**  
2234 Main St  
Chula Vista CA 91911



**The Property Inspection Pros**

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**Certified Master Inspector**



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<b>Date:</b> 6/30/2024	<b>Time:</b> 01:00 PM	<b>Report ID:</b>
<b>Property:</b> 2234 Main St Chula Vista CA 91911	<b>Customer:</b> John Ricks	<b>Real Estate Professional:</b>

<b>IN ATTENDANCE DURNING THE INSPECTION:</b> BUYER, BUYER'S AGENT, INSPECTOR	<b>TYPE OF BUILDING:</b> SINGLE FAMILY DETACHED with ATTACHED ADU	<b>APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):</b> 1955
<b>WEATHER TYPE:</b> CLEAR	<b>TEMPERATURE:</b> 80, DEGREES	<b>GROUND/ SOIL SURFACE CONDITIONS:</b> DRY
<b>RAINED IN THE LAST 3 DAYS:</b> NO	<b>NUMBER OF LEVELS:</b> 1	<b>UTILITIES:</b> WATER WAS OFF
<b>OCCUPIED:</b> STAGED		

**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".

# 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.

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**IN NI NP RR IO Items**

**1.0 ROOF COVERING (SURFACE OF ROOFING MATERIAL)**  
**FLAT ROOF MATERIAL: AGED/ WORN, ROLLED ASPHALT**

**1.1 FLAT ROOF COVERINGS/ MATERIALS**  
**Comments:**

The flat roof shows areas of ponding (standing water) noted by dirt on the flat roof covering in several areas. This can lead to premature failure of the flat roof in these areas. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs made.

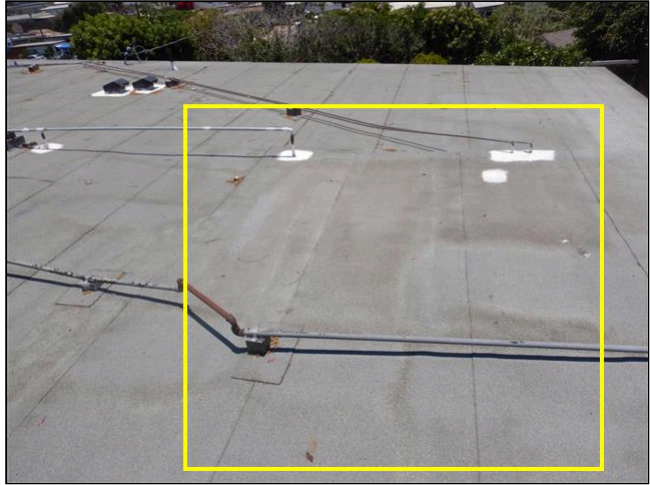


1.1 Item 1(Picture)

**IN NI NP RR IO Items**

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1.1 Item 2(Picture)

**1.2 FLASHINGS AND ROOF PENETRATIONS**

**1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)**

**Comments:**

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 1(Picture)

**1.4 ROOF SHEATHING (OBSERVABLE)**

**Comments:**

The roof sheathing and related components was not visible due to no attic access.

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:**

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

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

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

**LOT TYPE:** FLAT W/ RECOMMENDATION

**LOT DRAINAGE:** POORLY GRADED

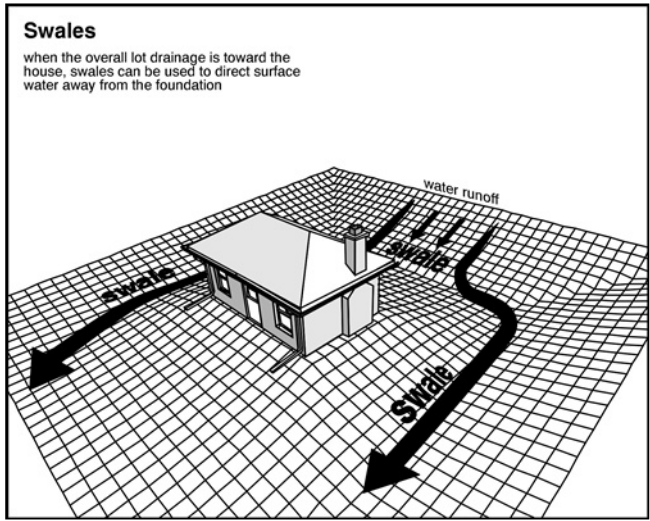
**Comments:**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

The lot grade is flat. Flat lot grades are common in older homes. However, the grade does not comply with current standards. We suggest controlling water near the foundation by re grading where needed, installing roof gutters and a drainage system. We recommend further review and necessary corrections by a licensed landscape contractor.



2.2 Item 1(Picture)



**2.3 WALL CLADDING FLASHING AND TRIM**

**SIDING MATERIAL:** STUCCO, WOOD TRIM

**Comments:**

IN NI NP RR IO Items

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IN NI NP RR IO Items

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

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



2.3 Item 1(Picture)

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

**2.4 EAVES, SOFFITS, FASCIAS**

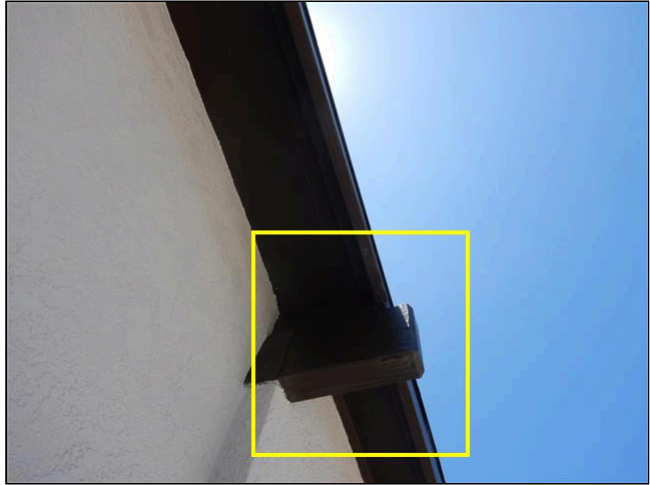
**Comments:**

IN NI NP RR IO Items

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IN NI NP RR IO Items

Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. 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 referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.



2.4 Item 1(Picture)



2.5 DOORS (EXTERIOR)

Comments:

(1) The main house front entry door does not fit squarely in the door frame. This can be caused by several factors including poor installation or settlement of the house. We recommend necessary repairs by a qualified licensed door contractor.



2.5 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



2.5 Item 2(Picture)

(3) The main house sliding screen door locking latch is missing/ doesn't latch. We recommend necessary repairs or replacement by a qualified person.



2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: RETROFIT, DOUBLE PANE VINYL

Comments:

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



2.6 Item 1(Picture)

IN NI NP RR IO Items

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



2.6 Item 2(Picture)

(2) 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.

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

**2.7 SAFETY GLASS (EXTERIOR)**

**2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)**

**DRIVEWAY:** CONCRETE

**Comments:**



IN NI NP RR IO Items

There are several cracks observed in the concrete patio. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This patio may deteriorate further. We recommend obtaining a quote for necessary repairs or replacement by a licensed concrete contractor prior to the end of your contingency period.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

2.9 FENCE AND/OR GATES

Comments:

IN NI NP RR IO Items

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**IN NI NP RR IO Items**

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(1) The wood fencing is not painted or stained. 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.



2.9 Item 1(Picture)



2.9 Item 2(Picture)

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**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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(2) A section of the rear fence is missing and damaged. We recommend necessary repairs or replacing as needed by a licensed fence contractor.



2.9 Item 3(Picture)



2.9 Item 4(Picture)



**2.10 OUTLETS/ WIRING/ FIXTURES**

**Comments:**

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IN NI NP RR IO Items

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IN NI NP RR IO Items

An exterior GFCI receptacle is not operating properly, or has failed as it did not trip when tested. The outlet may be defective or mis-wired. We recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement made as needed.



2.10 Item 1(Picture)



2.11 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.



2.12 EXTERIOR - OTHER

Comments:

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

IN NI NP RR IO Items

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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.

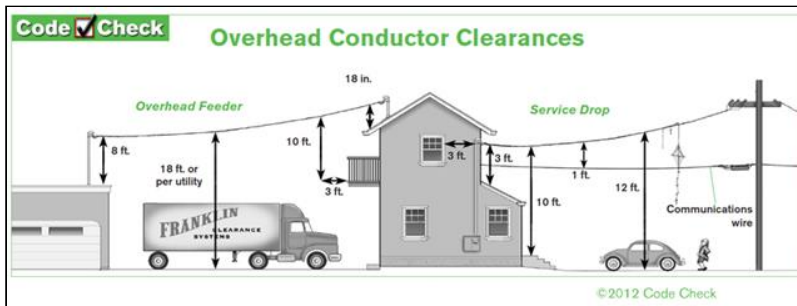
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**IN NI NP RR IO Items**

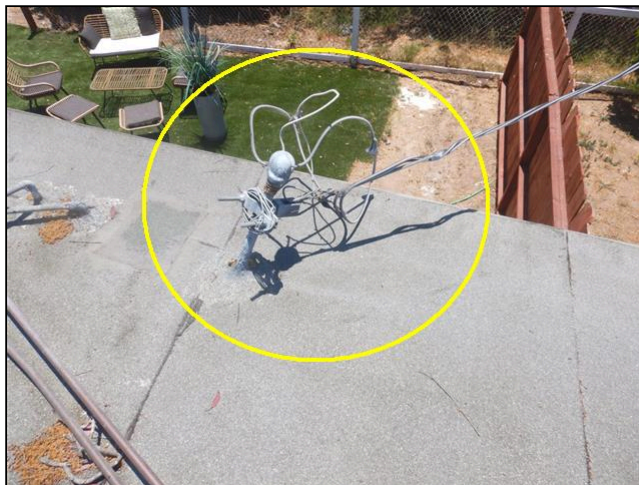
#### 3.0 OVERHEAD SERVICE ENTRANCE CONDUCTORS

**Comments:**

The overhead electrical service clearance above the roof is inadequate and a safety concern. Minimum standard clearances above a roof is 3 ft., a walkway is 10 ft. Driveways/residential property clearance require 12 ft. We recommend necessary corrections by a qualified licensed electrician.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

**IN NI NP RR IO Items**

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IN NI NP RR IO Items



3.1 MAIN PANEL

MAIN PANEL CAPACITY: INADEQUATE

Extra Info : 20 AMP

ELECTRIC SERVICE CONDUCTORS: OVERHEAD SERVICE, 110 VOLT ONLY

Comments:

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



3.1 Item 1(Picture)

IN NI NP RR IO Items

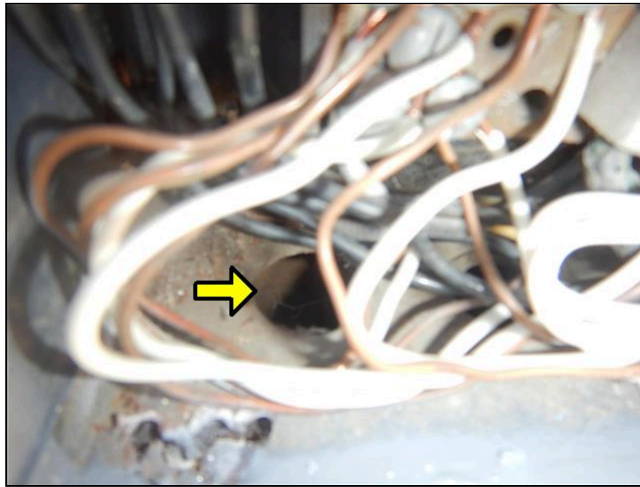
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The service to the house is 110 volts and not 220 volts. This will prevent the installation of 220 volt appliances and is considered undersized. Upgrading the panel to a modern 220 volt system will require replacement of the current main panel and service drop. We recommend that you get a quotation from a qualified licensed electrician prior to the end of your contingency period.

(3) The electric service for the house is under 100 AMP's. 100 AMP's is the minimum requirement for more modern houses which was standard at the time of original construction. If you intend to use a lot of appliances or electronic equipment that will draw substantial electricity we recommend that you have the electric service/ main panel upgraded to 100 AMP's or larger by a qualified licensed electrician.

(4) A knockout is noted missing from inside the main electrical panel. When a knockout is removed and left empty a cover plug is required to be installed to prevent rodent intrusion for fire safety. We recommend installing knockout plug(s) where needed by a qualified licensed electrician for safety.



3.1 Item 2(Picture)

(5) Six or more breakers are installed in the main panel. When six or more breakers are installed in the main panel a main disconnect must be installed to comply with current electrical standards and regulations. We recommend having a main disconnect be added by a qualified licensed electrician.



3.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

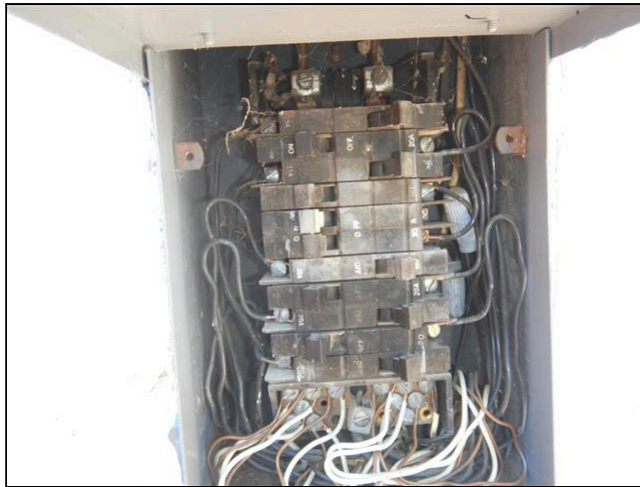
Comments:

IN NI NP RR IO Items

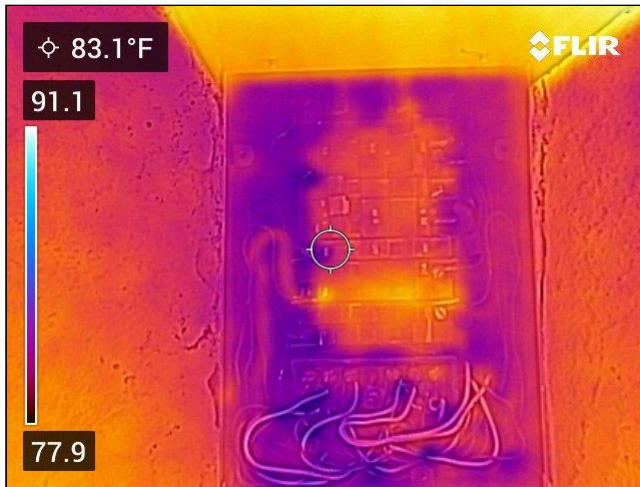
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Photo inside of the main electrical panel.

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)



3.2 Item 2(Picture)



3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER
WIRING METHODS: ROMEX

Comments:

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.



3.4 SERVICE AND GROUNDING EQUIPMENT

Comments:



IN NI NP RR IO Items

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:

I was unable to determine the function of the switch in the main house kitchen. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.



3.6 Item 1(Picture)

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

3.8 RECEPTACLE(S) ISSUES

Comments:

IN NI NP RR IO Items

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

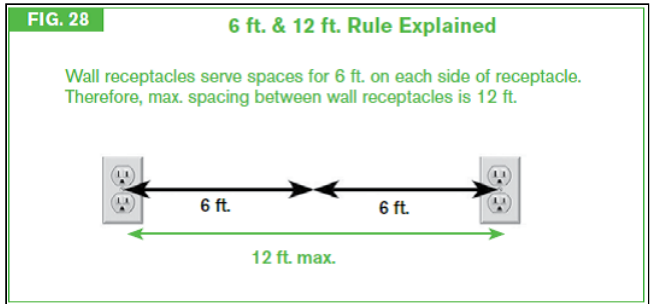
IN NI NP RR IO Items

- (1) The refrigerators do not appear to be on dedicated circuits. We recommend further evaluation by a qualified licensed electrician. If not we recommend having a dedicated circuit installed by a qualified licensed electrician to reduce the chance of the refrigerator from shutting off if a breaker trips from another cause.
- (2) An outlet is located above the range in the ADU kitchen. This is non standard to today's requirements. We recommend relocating this outlet by a licensed electrician.



3.8 Item 1(Picture)

(3) 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 family room 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 2(Picture)

3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

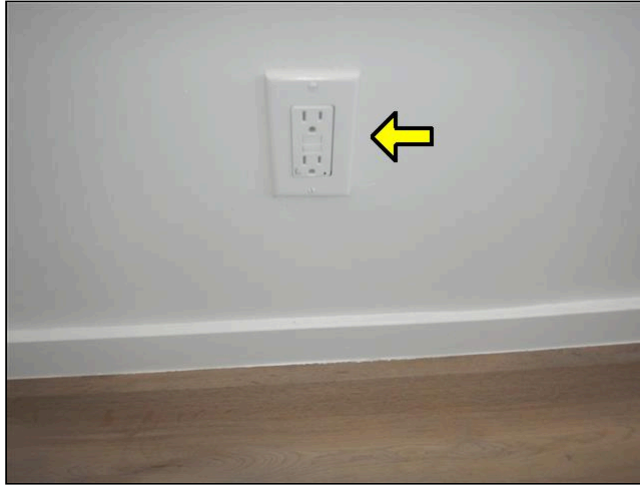
IN NI NP RR IO Items

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IN NI NP RR IO Items

(1) This house was built prior to the requirement for the installation of GFCI receptacles. The locations where GFCI receptacles are required to be installed has increased over time. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior of the house, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

(2) Several interior and exterior GFCI receptacles are not operating properly, or have failed as they did not trip when tested. These outlets may be defective or mis-wired. We recommend replacement as needed by a qualified licensed electrician.



3.9 Item 1(Picture)

**3.10 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)**

**3.11 JUNCTION BOXES (OBSERVABLE)**

**3.12 EXTERIOR LIGHTING**

**EXTERIOR LIGHTING CONTROL:** STANDARD SWITCHED

**Comments:**

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



3.12 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



3.12 Item 2(Picture)

(3) 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.



3.12 Item 3(Picture)



3.13 ELECTRICAL - OTHER

Comments:

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

IN NI NP RR IO Items

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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. 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**

**4.0 MAIN WATER HEATER (CONTROLS)**

**WATER HEATER YEAR MANUFACTURED:** UNKNOWN/ NOT VISIBLE

**WATER HEATER POWER SOURCE:** NATURAL GAS

**WATER HEATER CAPACITY:** UNKNOWN/ NOT VISIBLE

**Comments:**

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



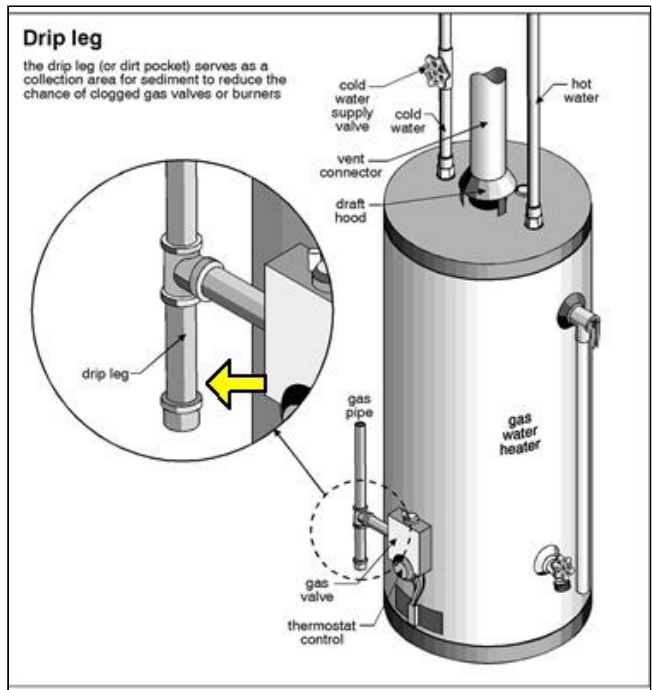
4.0 Item 1(Picture)

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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



4.0 Item 2(Picture)



4.0 Item 3(Picture)

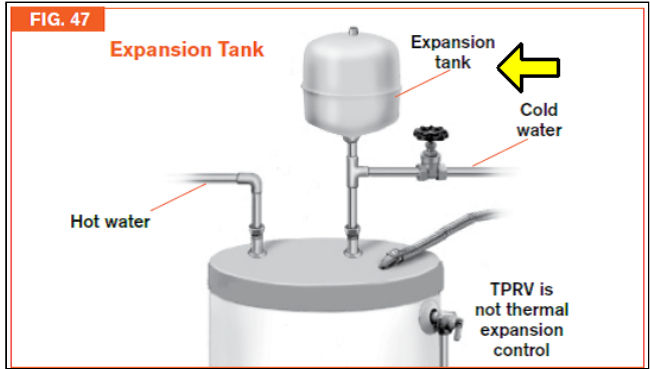
IN NI NP RR IO Items

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



IN NI NP RR IO Items

(3) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.



4.0 Item 4(Picture)

(4) The water heater could not be tested for proper operation due to the water being off at the time of the inspection. We recommend that you obtain verification of the water heater prior to the end of your contingency period.



**4.1 MAIN WATER HEATER (PLATFORM & STRAPPING)**

**Comments:**

The water heater is adequately strapped as required.



**4.2 MAIN WATER HEATER FLUE**

**Comments:**

The water heater flue appeared to be too short. We recommend further evaluation by a qualified licensed plumbing contractor and necessary repairs made as needed.



4.2 Item 1(Picture)



**4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)**

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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.



## 5. 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**



### 5.0 INTERIORS (GENERAL COMMENTS)

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

**Comments:**

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

(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) **We did not test the property for asbestos. Testing for asbestos is out of the scope of a general home inspection and was not done by this company at the time of the inspection. If your concerned that the this property may contain**

**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

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asbestos, we recommend that you have the property tested for asbestos prior to the end of your contingency period by a qualified licensed contractor.

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

(6) 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.

5.1 CEILINGS

5.2 WALLS  
Comments:

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IN NI NP RR IO Items

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



5.2 Item 1(Picture)

5.3 FLOOR COVERINGS

5.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

5.5 DOORS (REPRESENTATIVE NUMBER)

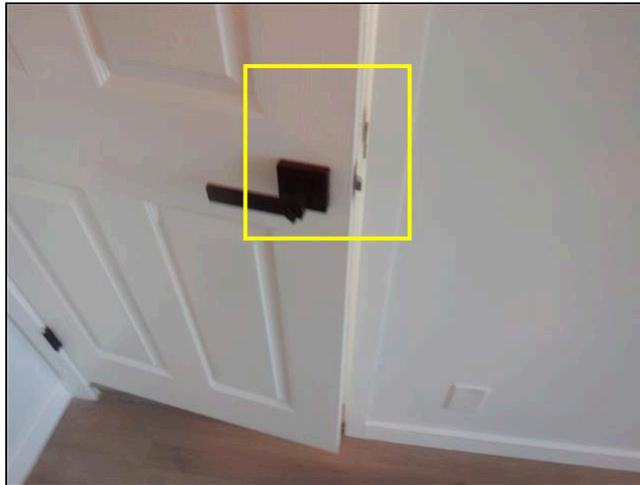
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

An interior door in the ADU door hardware is misaligned; the door does not latch. We recommend adjusting the strike plate or necessary corrections made by a qualified person.



5.5 Item 1(Picture)



5.6 INFRARED CAMERA INSPECTION FINDINGS

Comments:

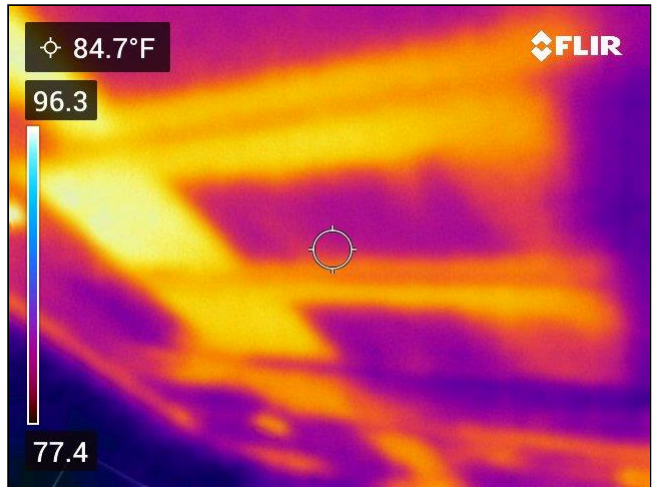
(1) [Infrared Camera Thermal Photos.](#)



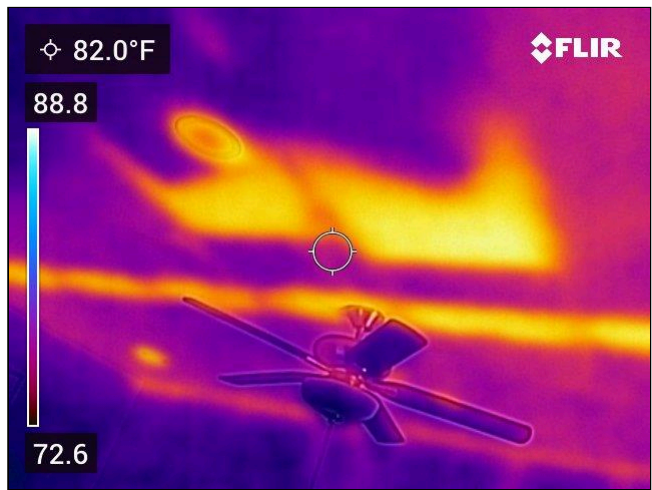
5.6 Item 1(Picture)

IN NI NP RR IO Items

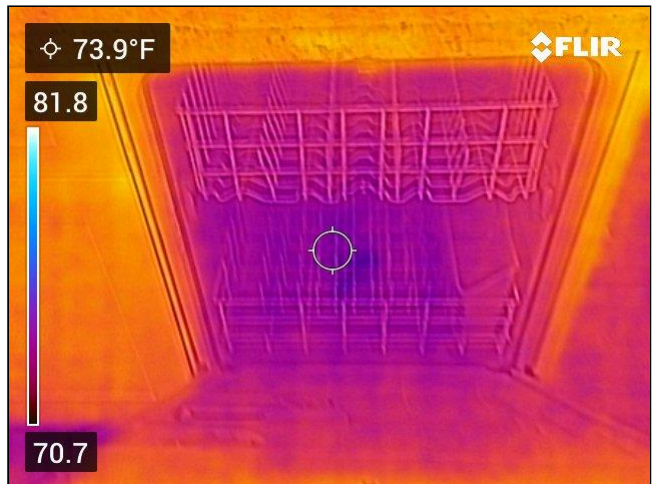
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



5.6 Item 2(Picture)



5.6 Item 3(Picture)



5.6 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.

IN NI NP RR IO Items

5.7 SAFETY GLASS (INTERIOR)

5.8 INTERIORS - OTHER

**Comments:**

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

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

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

IN NI NP RR IO Items

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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.



## 6. 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**

**6.0 DRAIN, WASTE, AND VENT SYSTEMS**

**PLUMBING WASTE (OBSERVED INSIDE THE HOME):** ABS, PARTIALLY VISIBLE, CAST IRON  
**GAS DISTRIBUTION:** RIGID IRON PIPE, PARTIALLY VISIBLE

**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 exposed ABS plumbing vents at the roof area were not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) Some of the drain lines are older cast iron lines which have a life span of about 50-60 years. Due to this fact, we highly recommend that you have the entire waste piping system evaluated by a qualified licensed plumber, to include a video scope, prior to the end of your contingency period.

(3) The water to this house was off at the time of the inspection. Due to this condition we could not inspect any plumbing fixtures faucets and related components, the water pressure or functional drainage flow. We highly recommend that the water be turned on and all the plumbing and related components be inspected by this company or a qualified person prior to the end of your contingency period.



6.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

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

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

- (1) There is a lack of supply piping support observed at the supply piping in the crawlspace. We recommend necessary repairs by a licensed plumber.
- (2) Corroded pipes are observed at the roof area. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.



6.1 Item 1(Picture)

(3) The water to this house was off at the time of the inspection. Due to this condition we could not inspect any plumbing fixtures faucets and related components, the water pressure or functional drainage flow. We highly recommend that the water be turned on and all the plumbing and related components be inspected by this company or a qualified person prior to the end of your contingency period.



**6.2 WATER PRESSURE/ REGULATOR**

**WATER PRESSURE (PSI):** COULD NOT DETERMINE, WATER WAS OFF AT THE TIME OF THE INSPECTION

**Comments:**

A water pressure regulator was not found. If there is no water pressure regulator installed, this condition could cause a pressure surge in the homes water supply pipes and could affect the plumbing system. We recommend further evaluation by a qualified licensed plumber. If no water pressure regulator is installed we recommend having a water pressure regulator installed by a qualified licensed plumber.



**6.3 HOSE SPIGOT(S)**

**Comments:**

IN NI NP RR IO Items

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IN NI NP RR IO Items

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.



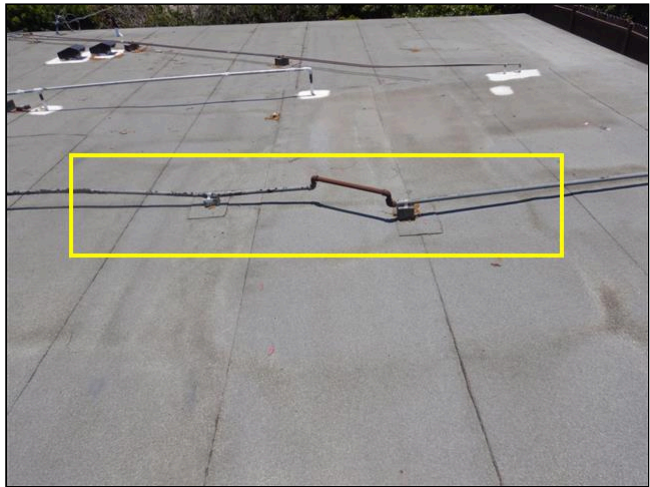
6.3 Item 1(Picture)



6.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments:

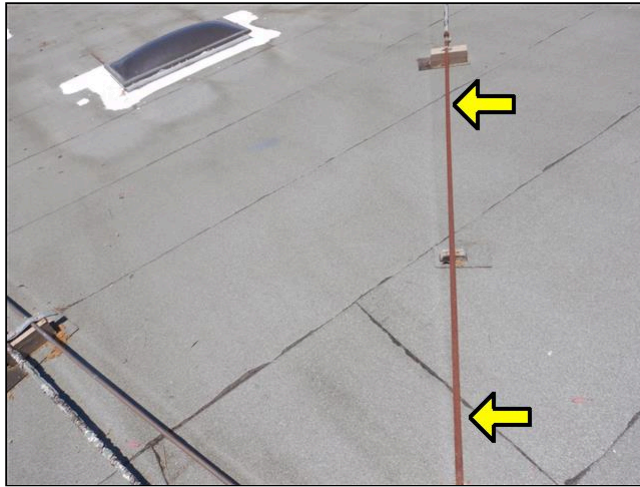
(1) Some of the gas piping observed at the roof are is rusted. We recommend further evaluation by a licensed plumber and necessary repairs or replacement as needed.



6.4 Item 1(Picture)

IN NI NP RR IO Items

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



6.4 Item 2(Picture)

(2) The gas piping at the left exterior wall not properly secured as required. We recommend necessary repairs by a qualified licensed plumber.



6.4 Item 3(Picture)

**6.5 PLUMBING - OTHER**

**Comments:**

We recommend further evaluation of the entire plumbing system and its related components by a qualified licensed plumber prior to the end of your contingency period due to the water being off at the time of the inspection.

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.

## 7. Bathroom(s)

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



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

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**IN NI NP RR IO Items**



### 7.0 WINDOW(S)

**Comments:**

A window is installed below the shower head in the bathroom. Window sills are required to be installed at least five feet above the shower floor to prevent water intrusion into the wall below the window. There may be water damage to the wall below the window which is not visible. Determining if water damage exists in the wall behind the shower enclosure is beyond the scope of a home inspection due to its concealed location. We recommend removing the window or replacing the window with a smaller window, and enclosing the wall below the window by a qualified licensed contractor.



7.0 Item 1(Picture)



### 7.1 BATHROOM OTHER

**Comments:**

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

**IN NI NP RR IO Items**

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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. Laundry

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

**IN NI NP RR IO Items**

### 8.0 WASHING MACHINE/ DRYER CONNECTION(S)

**DRYER POWER SOURCE:** GAS ONLY

### 8.1 CLOTHES DRYER VENT

**DRYER VENT:** METAL

**Comments:**

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

**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.

9. Detectors, Safety, Security



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**IN NI NP RR IO Items**

**9.0 SMOKE DETECTORS**

**Comments:**

We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations as a safety upgrade.

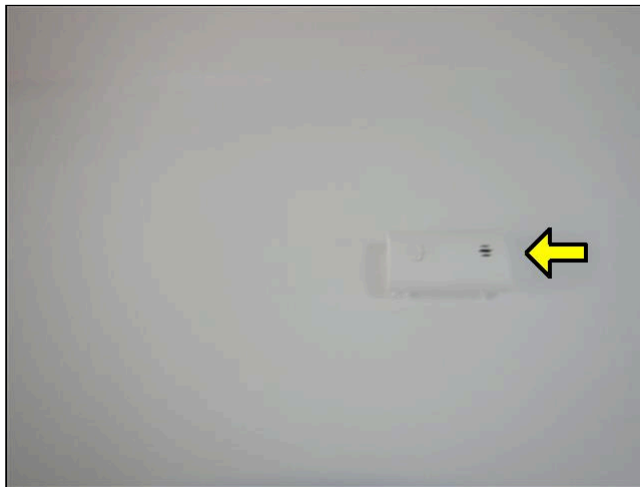
**9.1 CARBON MONOXIDE DETECTOR(S)**

**Comments:**

(1) [Photo of carbon monoxide detector\(s\).](#)



9.1 Item 1(Picture)



9.1 Item 2(Picture)

(2) The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms. We recommend installing additional

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

Carbon Monoxide detectors where needed.



9.2 SAFETY - OTHER

Comments:

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

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



9.3 BEDROOM EGRESS

Comments:

Several bedroom windows do not meet current egress requirements. There must be an openable window for light, ventilation, and fire escape. For light, the window size must be at least 8% of the floor area. For ventilation, the openable portion of the window must be at least 4% of the floor area. For fire escape, the window must be at least 5.7 square feet in area. The opening must have a minimum height of 24 inches, a minimum width of 20 inches, and a maximum sill height of 44 inches. The current installation does not meet one or more of these requirements. We recommend further evaluation by a qualified licensed contractor for corrective options.



9.3 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

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9.3 Item 2(Picture)

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IN NI NP RR IO Items

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## 10. 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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**IN NI NP RR IO Items**



### 10.0 HEATING EQUIPMENT

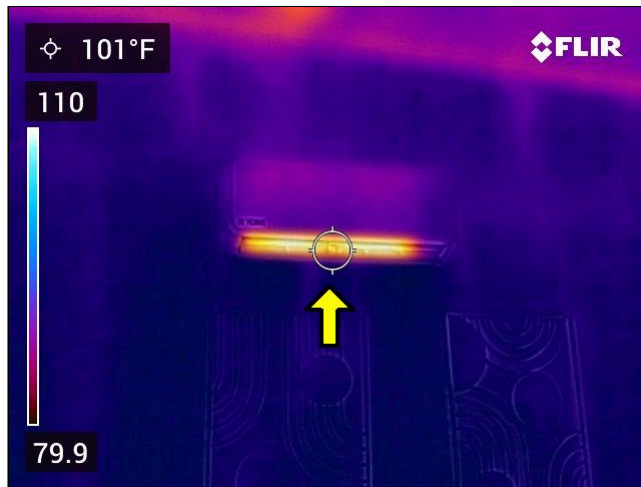
**HEAT TYPE:** MINI SPLIT SYSTEM(S)

**NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD):** TWO

**ENERGY SOURCE:** ELECTRIC

**Comments:**

(1) The mini split for the main house was tested and was functional/ operated at the time of the inspection.



10.0 Item 1(Picture)

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

(2) The ADU mini split did not operate when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.



10.0 Item 2(Picture)



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

**Comments:**

There is no heat source found in the bedrooms in the main house and in the ADU. This is non standard. We recommend installing a source of heat in all bedrooms by a qualified licensed HVAC contractor.

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.

## 11. 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**

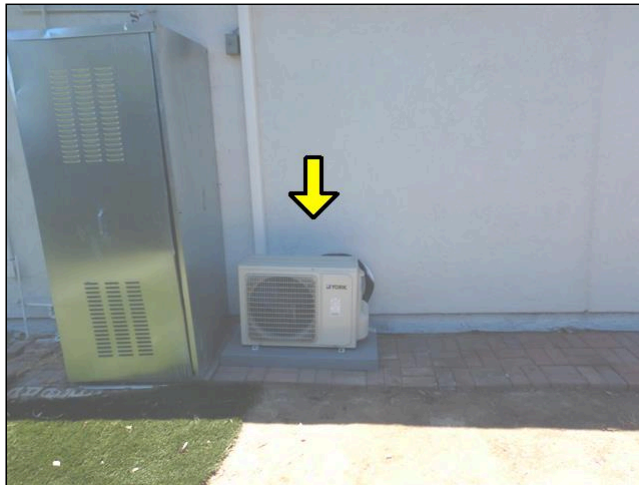
**11.0 COOLING EQUIPMENT**

**COOLING EQUIPMENT TYPE:** MINI SPLIT SYSTEM(S)

**NUMBER OF A/C UNITS:** TWO

**Comments:**

(1) The left side AC condenser is not level. This can put stress on the bearings and refrigerant lines. We recommend having the condenser leveled by a qualified licensed HVAC contractor.



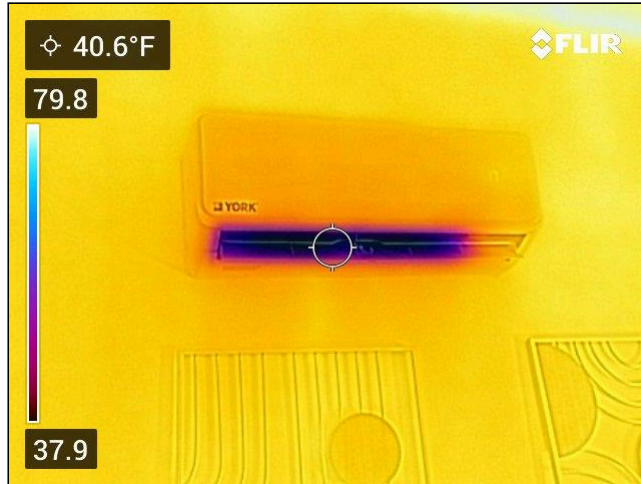
11.0 Item 1(Picture)

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

(2) The mini split for the main house was tested and was functional/ operated at the time of the inspection.



11.0 Item 2(Picture)

(3) The ADU mini split did not operate when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.

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.



## 12. 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**

**12.0 INSULATION IN THE ATTIC SPACE**

**ATTIC INSULATION:** NOT VISIBLE, UNKNOWN

**Comments:**

We recommend increasing the amount of insulation to improve the thermal efficiency of the house by a qualified licensed contractor.



12.0 Item 1(Picture)

**12.1 BATHROOM VENTING**

**12.2 VENTILATION OF THE ATTIC SPACE**

**ATTIC VENTILATION:** SOFFIT VENTS

**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.

### 13. 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**

**13.0 ROOF STRUCTURE AND ATTIC SPACE**

**ROOF TYPE:** HIP  
**ROOF STRUCTURE:** NOT VISIBLE, COULD NOT DETERMINE  
**ATTIC ACCESS/ LOCATION:** NONE FOUND, INACCESSIBLE

**Comments:**

There is no attic access. We could not inspect the roof structure, insulation, electrical, or any other components in the attic space.

**13.1 SLAB**

**1ST LEVEL FLOOR STRUCTURE:** SLAB - OLD

**Comments:**

- (1) 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.
- (2) The floors are sloping in several areas throughout the main house and throughout the ADU. This condition could be due to age and settlement. The exact cause and evaluation is beyond the scope of a general home inspection. We recommend further evaluation by a licensed foundation contractor or structural engineer prior to the end of your contingency period.
- (3) 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.

**13.2 FOUNDATION**

**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

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**FOUNDATION:** POURED CONCRETE



**13.3 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.

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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.

## 14. 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.



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**IN NI NP RR IO Items**

**14.0 MICROWAVE (BUILT-IN)**

**Comments:**

- (1) **Photo of main house 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.

- (2) The built in microwave in the ADU did not work when tested. We recommend replacement.



14.0 Item 1(Picture)

**14.1 DISHWASHER**

**Comments:**

The water service was off at the time of the inspection. Due to this condition the dishwashers could not be tested. We recommend verifying proper operation of the dishwasher by this company or a qualified person prior to the end of your contingency period.

**14.2 FOOD WASTE DISPOSER**

**14.3 RANGE HOOD/ VENT**

**RANGE HOOD/ EXHAUST TYPE: VENTED**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

**Comments:**

The range exhaust vents were 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.



**14.4 RANGE/ OVEN**

**Comments:**

**Infrared Thermal photo of the oven being tested.**

The main house 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.



14.4 Item 1(Picture)



**14.5 REFRIGERATOR**

**Comments:**

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

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

IN NI NP RR IO Items

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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.

## 15. 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**

**15.0 MAIN GAS SHUT-OFF VALVE**

**Comments:**

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



15.0 Item 1(Picture)

**15.1 MAIN ELECTRICAL PANEL**

**Comments:**

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



15.1 Item 1(Picture)

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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**15.2 MAIN WATER SHUT-OFF**

**Comments:**

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

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IN NI NP RR IO Items

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## General Summary



### The Property Inspection Pros

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

**Customer**  
John Ricks

**Address**  
2234 Main St  
Chula Vista CA 91911

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

### 1.1 FLAT ROOF COVERINGS/ MATERIALS

#### Repair or Replace

The flat roof shows areas of ponding (standing water) noted by dirt on the flat roof covering in several areas. This can lead to premature failure of the flat roof in these areas. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs made.

### 1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

#### Repair or Replace

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.

## 2. Exterior

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

**Repair or Replace**

The lot grade is flat. Flat lot grades are common in older homes. However, the grade does not comply with current standards. We suggest controlling water near the foundation by re grading where needed, installing roof gutters and a drainage system. We recommend further review and necessary corrections by a licensed landscape contractor.

**2.3 WALL CLADDING FLASHING AND TRIM****Repair or Replace**

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

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

**2.4 EAVES, SOFFITS, FASCIAS****Repair or Replace**

Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. 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 referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

**2.5 DOORS (EXTERIOR)****Repair or Replace**

(1) The main house front entry door does not fit squarely in the door frame. This can be caused by several factors including poor installation or settlement of the house. We recommend necessary repairs by a qualified licensed door contractor.

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

(3) The main house sliding screen door locking latch is missing/ doesn't latch. We recommend necessary repairs or replacement by a qualified person.

**2.6 WINDOWS (INTERIOR AND EXTERIOR)****Repair or Replace**

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

**2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)****Repair or Replace**

There are several cracks observed in the concrete patio. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without re-enforcement. This patio may deteriorate further. We recommend obtaining a quote for necessary repairs or replacement by a licensed concrete contractor prior to the end of your contingency period.

**2.9 FENCE AND/OR GATES**

**Repair or Replace**

(1) The wood fencing is not painted or stained. 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) A section of the rear fence is missing and damaged. We recommend necessary repairs or replacing as needed by a licensed fence contractor.

**2.10 OUTLETS/ WIRING/ FIXTURES****Repair or Replace**

An exterior GFCI receptacle is not operating properly, or has failed as it did not trip when tested. The outlet may be defective or mis-wired. We recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement made as needed.

## 3. Electrical System

**3.0 OVERHEAD SERVICE ENTRANCE CONDUCTORS****Repair or Replace**

The overhead electrical service clearance above the roof is inadequate and a safety concern. Minimum standard clearances above a roof is 3 ft., a walkway is 10 ft. Driveways/residential property clearance require 12 ft. We recommend necessary corrections by a qualified licensed electrician.

**3.1 MAIN PANEL****Repair or Replace**

(3) The electric service for the house is under 100 AMP's. 100 AMP's is the minimum requirement for more modern houses which was standard at the time of original construction. If you intend to use a lot of appliances or electronic equipment that will draw substantial electricity we recommend that you have the electric service/ main panel upgraded to 100 AMP's or larger by a qualified licensed electrician.

(4) A knockout is noted missing from inside the main electrical panel. When a knockout is removed and left empty a cover plug is required to be installed to prevent rodent intrusion for fire safety. We recommend installing knockout plug(s) where needed by a qualified licensed electrician for safety.

(5) Six or more breakers are installed in the main panel. When six or more breakers are installed in the main panel a main disconnect must be installed to comply with current electrical standards and regulations. We recommend having a main disconnect be added by a qualified licensed electrician.

**3.4 SERVICE AND GROUNDING EQUIPMENT****Inspected**

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

**3.6 SWITCHES****Repair or Replace**

I was unable to determine the function of the switch in the main house kitchen. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.

**3.8 RECEPTACLE(S) ISSUES****Repair or Replace**

(1) The refrigerators do not appear to be on dedicated circuits. We recommend further evaluation by a qualified licensed electrician. If not we recommend having a dedicated circuit installed by a qualified licensed electrician to reduce the chance of the refrigerator from shutting off if a breaker trips from another cause.

(2) An outlet is located above the range in the ADU kitchen. This is non standard to today's requirements. We recommend relocating this outlet by a licensed electrician.

(3) 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 family

room 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

(1) This house was built prior to the requirement for the installation of GFCI receptacles. The locations where GFCI receptacles are required to be installed has increased over time. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior of the house, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

(2) Several interior and exterior GFCI receptacles are not operating properly, or have failed as they did not trip when tested. These outlets may be defective or mis-wired. We recommend replacement as needed by a qualified licensed electrician.

### 3.12 EXTERIOR LIGHTING

#### Repair or Replace

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

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

### 3.13 ELECTRICAL - OTHER

#### Repair or Replace

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

## 4. Water Heater

### 4.0 MAIN WATER HEATER (CONTROLS)

#### Inspected

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

(4) The water heater could not be tested for proper operation due to the water being off at the time of the inspection. We recommend that you obtain verification of the water heater prior to the end of your contingency period.

### 4.2 MAIN WATER HEATER FLUE

#### Repair or Replace

The water heater flue appeared to be too short. We recommend further evaluation by a qualified licensed plumbing contractor and necessary repairs made as needed.

## 5. Interiors

### 5.0 INTERIORS (GENERAL COMMENTS)

#### Inspected

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

**(5) Care should be taken when scraping paint on a house over 40 years old. The paint**

**probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.**

(6) 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.

## 5.5 DOORS (REPRESENTATIVE NUMBER)

### Repair or Replace

An interior door in the ADU door hardware is misaligned; the door does not latch. We recommend adjusting the strike plate or necessary corrections made by a qualified person.

## 5.8 INTERIORS - OTHER

### Not Inspected

(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.

# 6. Plumbing System

## 6.0 DRAIN, WASTE, AND VENT SYSTEMS

### Repair or Replace

(1) The exposed ABS plumbing vents at the roof area were not painted. Paint is required at the exposed ABS vents. We recommend having the exposed ABS vents painted by a qualified licensed contractor.

(2) Some of the drain lines are older cast iron lines which have a life span of about 50-60 years. Due to this fact, we highly recommend that you have the entire waste piping system evaluated by a qualified licensed plumber, to include a video scope, prior to the end of your contingency period.

## 6.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

### Repair or Replace

(1) There is a lack of supply piping support observed at the supply piping in the crawlspace. We recommend necessary repairs by a licensed plumber.

(2) Corroded pipes are observed at the roof area. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.

(3) The water to this house was off at the time of the inspection. Due to this condition we could not inspect any plumbing fixtures faucets and related components, the water pressure or functional drainage flow. We highly recommend that the water be turned on and all the plumbing and related components be inspected by this company or a qualified person prior to the end of your contingency period.

## 6.2 WATER PRESSURE/ REGULATOR

### Not Inspected

A water pressure regulator was not found. If there is no water pressure regulator installed, this condition could cause a pressure surge in the homes water supply pipes and could affect the plumbing system. We recommend further evaluation by a qualified licensed plumber. If no water pressure



regulator is installed we recommend having a water pressure regulator installed by a qualified licensed plumber.

### **6.3 HOSE SPIGOT(S)**

#### **Not Inspected**

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.

### **6.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS**

#### **Repair or Replace**

(1) Some of the gas piping observed at the roof are is rusted. We recommend further evaluation by a licensed plumber and necessary repairs or replacement as needed.

(2) The gas piping at the left exterior wall not properly secured as required. We recommend necessary repairs by a qualified licensed plumber.

### **6.5 PLUMBING - OTHER**

#### **Repair or Replace**

We recommend further evaluation of the entire plumbing system and its related components by a qualified licensed plumber prior to the end of your contingency period due to the water being off at the time of the inspection.

## **7. Bathroom(s)**

### **7.0 WINDOW(S)**

#### **Repair or Replace**

A window is installed below the shower head in the bathroom. Window sills are required to be installed at least five feet above the shower floor to prevent water intrusion into the wall below the window. There may be water damage to the wall below the window which is not visible. Determining if water damage exists in the wall behind the shower enclosure is beyond the scope of a home inspection due to its concealed location. We recommend removing the window or replacing the window with a smaller window, and enclosing the wall below the window by a qualified licensed contractor.

## **8. Laundry**

### **8.1 CLOTHES DRYER VENT**

#### **Inspected**

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

## **9. Detectors, Safety, Security**

### **9.0 SMOKE DETECTORS**

#### **Inspected**

We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations as a safety upgrade.

### **9.1 CARBON MONOXIDE DETECTOR(S)**

#### **Inspected**

(2) The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms. We recommend installing additional Carbon Monoxide detectors where needed.

**9.3 BEDROOM EGRESS****Repair or Replace**

Several bedroom windows do not meet current egress requirements. There must be an openable window for light, ventilation, and fire escape. For light, the window size must be at least 8% of the floor area. For ventilation, the openable portion of the window must be at least 4% of the floor area. For fire escape, the window must be at least 5.7 square feet in area. The opening must have a minimum height of 24 inches, a minimum width of 20 inches, and a maximum sill height of 44 inches. The current installation does not meet one or more of these requirements. We recommend further evaluation by a qualified licensed contractor for corrective options.

## 10. Heating Equipment

**10.0 HEATING EQUIPMENT****Repair or Replace**

(2) The ADU mini split did not operate when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.

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

There is no heat source found in the bedrooms in the main house and in the ADU. This is non standard. We recommend installing a source of heat in all bedrooms by a qualified licensed HVAC contractor.

## 11. Cooling Equipment

**11.0 COOLING EQUIPMENT****Repair or Replace**

(1) The left side AC condenser is not level. This can put stress on the bearings and refrigerant lines. We recommend having the condenser leveled by a qualified licensed HVAC contractor.

## 12. Ventilation and Insulation

**12.0 INSULATION IN THE ATTIC SPACE****Repair or Replace**

We recommend increasing the amount of insulation to improve the thermal efficiency of the house by a qualified licensed contractor.

## 13. Structural Components

**13.1 SLAB****Repair or Replace**

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

## 14. Built-In Kitchen Appliances

### 14.0 MICROWAVE (BUILT-IN)

#### Repair or Replace

(2) The built in microwave in the ADU did not work when tested. We recommend replacement.

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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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