



# Inspection Report

**Jon Smith**

**Property Address:**  
123 Main Street  
San Diego CA 92129



**The Property Inspection Pros**

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**Certified Master Inspector**



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<b>Date:</b> 11/23/2024	<b>Time:</b> 09:00 AM	<b>Report ID:</b>
<b>Property:</b> 123 Main Street San Diego CA 92129	<b>Customer:</b> Jon Smith	<b>Real Estate Professional:</b>

<b>IN ATTENDANCE DURING THE INSPECTION:</b> BUYER, BUYER'S AGENT, INSPECTOR, TERMITE INSPECTOR	<b>TYPE OF BUILDING:</b> SINGLE FAMILY DETACHED, WITH POOL/ SPA	<b>APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):</b> 1989, OLDER
<b>WEATHER TYPE:</b> CLEAR	<b>TEMPERATURE:</b> 71, DEGREES	<b>GROUND/ SOIL SURFACE CONDITIONS:</b> DRY
<b>RAINED IN THE LAST 3 DAYS:</b> NO	<b>NUMBER OF LEVELS:</b> 2	<b>UTILITIES:</b> ALL UTILITIES WERE ON
<b>OCCUPIED:</b> YES		

**PLEASE READ THE FOLLOWING INFORMATION**

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

This report is the exclusive property of The Property Inspection Pros and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of The Property Inspection Pros and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

**SCOPE OF THE INSPECTION:**

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

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

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

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

#### **LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:**

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

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

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

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

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

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

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

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

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

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

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

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

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

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

# 1. Roofing

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



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

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

**IN NI NP RR IO Items**

**1.0 ROOF COVERING (SURFACE OF ROOFING MATERIAL)**  
 ROOF COVERING: CONCRETE TILE

**1.1 TILE ROOF MATERIALS**

**Comments:**  
 (1) **Photo(s) of the roof.**



1.1 Item 1(Picture)

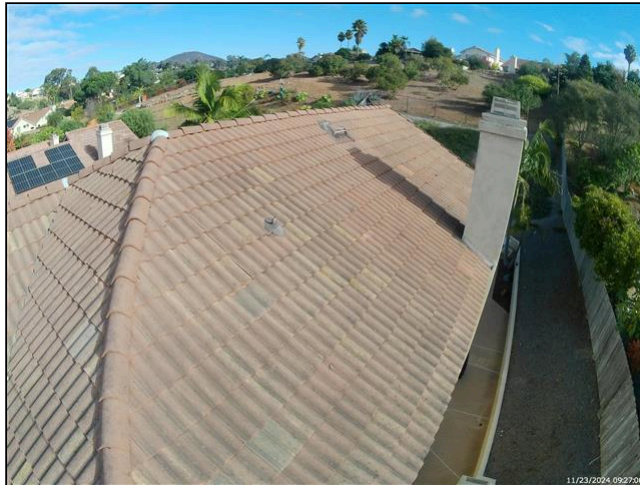
**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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1.1 Item 2(Picture)



1.1 Item 3(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) The tiled roof appears to be 20 years old or more. Tiled roofs installed in the early 1990's or before did not have flashings that are installed on modern roofs. As a result the underlayment of the roof can start to deteriorate due to sun exposure through the open ends of the tiles, or due to water pooling at the bottom edge of the roof. It is also important to understand that the underlayment commonly known as "tar paper" has a life span that may be limited to 25 years depending on quality of materials, installation, sun exposure, ventilation of the attic, and regular maintenance done. Replacing the underlayment can be costly. Due to these facts we recommend that you have the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, or the cost of repair/replacement prior to the end of your contingency period. We also recommend that you maintain a good home warranty with the additional roof coverage.

(3) The glaze has worn off of the roof tiles. This can shorten the life remaining the roof tiles. We recommend that you consult with a licensed roof contractor prior to the end of your contingency period to get an opinion on the condition of the roof tiles, and life remaining.

(4) There is a cracked roof tile observed at the front lower roof. We recommend necessary repairs by a licensed roof contractor.



1.1 Item 4(Picture)

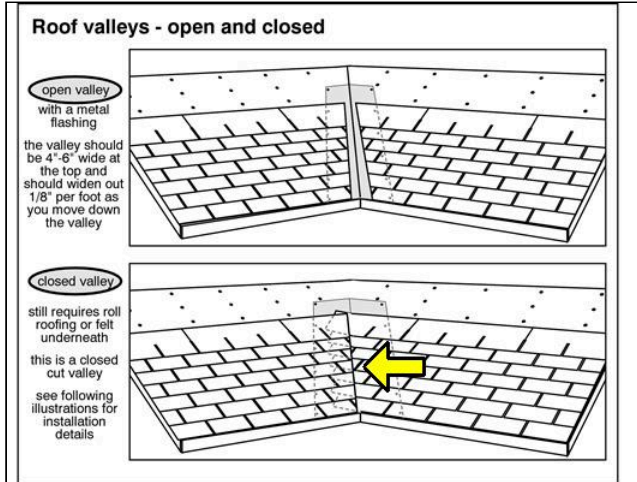
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**IN NI NP RR IO Items**

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IN NI NP RR IO Items

(5) The roof tiles were installed too close together at the valleys. This is called a closed valley. This method of having closed valleys was acceptable at the time of construction but is no longer recommended to today's standards. Debris could collect and become lodged in the valleys and create a damming effect causing leaks to occur. We recommend having the tiles cut away from the valleys to allow water to flow properly off of the roof. We recommend that a licensed roof contractor evaluate the roof to provide a quotation prior to the end of your contingency period.



1.1 Item 5(Picture)



1.1 Item 6(Picture)

IN NI NP RR IO Items

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1.1 Item 7(Picture)



**1.2 FLASHINGS AND ROOF PENETRATIONS**

**Comments:**

(1) This tiled roof does not have "bird stop" installed at the end of the roof at the eaves. While this may have been a common installation at the time of construction, the lack of this end cap can allow pest(s) to enter under the tiles and damage the underlayment "tar paper". It also exposes the underlayment "tar paper" to the sun, weather and the elements. These roofs commonly have deteriorated underlayment paper at the eaves because of the exposure. We recommend further evaluation of the roof and having a "bird stop" added by a licensed roof contractor.

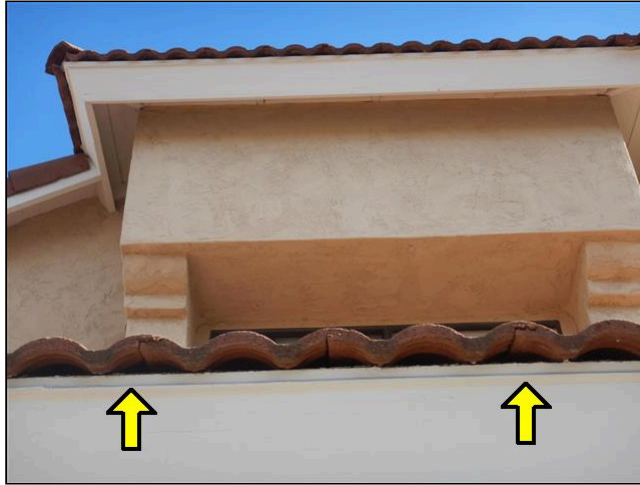


1.2 Item 1(Picture)

IN NI NP RR IO Items

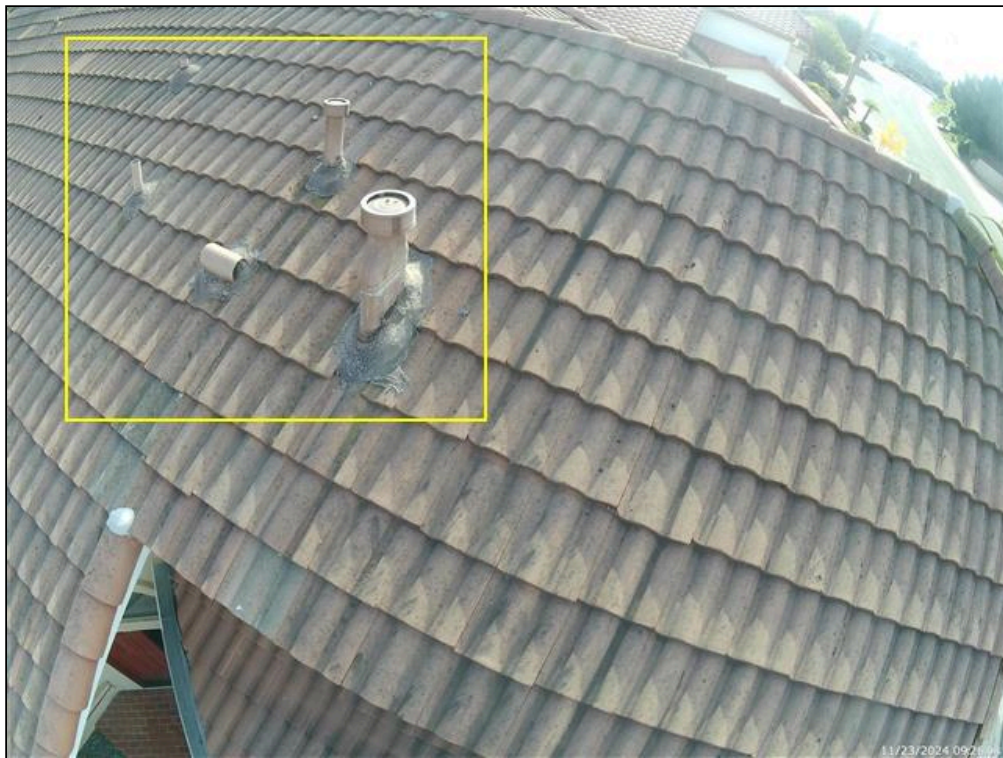
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(2) Sealant around some of the roof flashings/ penetrations is cracked. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.  
(3) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.



1.2 Item 2(Picture)

(4) Mortar flashings are noted at the roof penetrations. This is an older method of sealing the roof penetrations which is no longer used. Cracks were observed at the mortar flashings which may leak during rain. We recommend having the roof inspected by a licensed roof contractor prior the end of your contingency period.



1.2 Item 3(Picture)

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IN NI NP RR IO Items

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IN NI NP RR IO Items

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

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

1.4 ROOF SHEATHING (OBSERVABLE)

IN NI NP RR IO Items

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

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

## 2. Exterior

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



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

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**IN NI NP RR IO Items**

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**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)**

**Comments:**

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IN NI NP RR IO Items

(1) Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.

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



2.1 Item 1(Picture)



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

LOT TYPE: FLAT, HILLSIDE SETTING

LOT DRAINAGE: BURRIED DRAIN LINES

Comments:

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

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

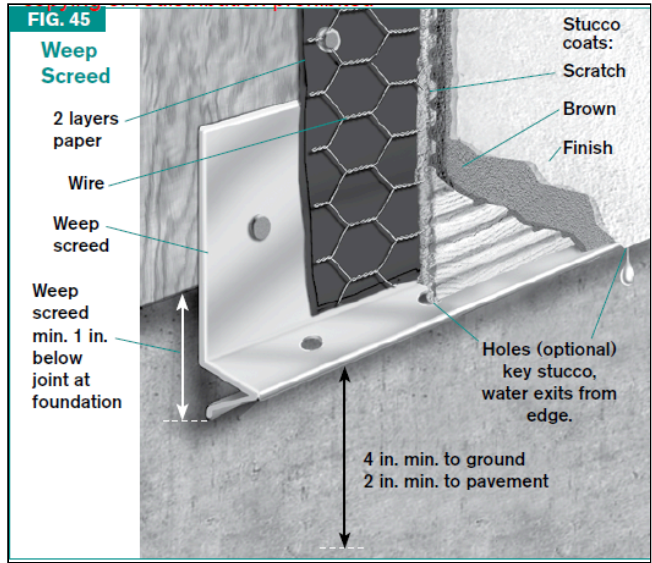
(3) The stucco/weep screed is in contact with ground at several areas. The weep screed is the metal band at the base of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil above the weep screed can lead to stucco damage due to limited air flow.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

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necessary corrections by a qualified licensed contractor.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



**2.3 WALL CLADDING FLASHING AND TRIM**

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

**Comments:**

IN NI NP RR IO Items

(1) The stucco screed flashing is rusted at several areas around the house. The stucco screed flashings may have to much rust and damage and may need to be replaced. We recommend further evaluation by a stucco repair contractor and necessary repairs or replacement made as needed and we recommend adjusting the sprinklers to spray away from the house.



2.3 Item 1(Picture)

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

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

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

2.4 EAVES, SOFFITS, FASCIAS

2.5 DOORS (EXTERIOR)  
Comments:

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IN NI NP RR IO Items

**Safety Tip:** The hinges installed at the rear exterior door does not appears to have security hinges. When the hinge pin is accessible from the exterior, the hinge must be specifically intended for this installation so they are tamper proof. Standard hinges are subject to having the pins removed allowing the doors to be opened. We recommend having at least one security hinge installed at each door for security by a qualified contractor.



2.5 Item 1(Picture)



**2.6 WINDOWS (INTERIOR AND EXTERIOR)**

**WINDOWS:** AGED/ WORN, SINGLE PANE ALUMINUM

**Comments:**

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



**2.7 SAFETY GLASS (EXTERIOR)**

**Comments:**

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IN NI NP RR IO Items

A rear window is within 24-inches of an entry exterior door. There is no safety glass markings found on this window glass. The untempered-glass with 24-inches of the front door is a safety hazard. We recommend replacing the window glass with tempered glass for safety by a qualified licensed window contractor.



2.7 Item 1(Picture)



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

**DRIVEWAY:** AGED/ WORN, CRACKED, CONCRETE

**Comments:**

(1) There are several cracks in the concrete driveway. We recommend necessary repairs where needed by a licensed concrete contractor.



2.8 Item 1(Picture)

(2) There are several cracks in the concrete patio. We recommend necessary repairs where needed by a licensed concrete contractor.

(3) There are several cracks in the concrete walkways. We recommend necessary repairs where needed by a licensed concrete contractor.



**2.9 EXTERIOR STAIRS/ STEPS**

**Comments:**

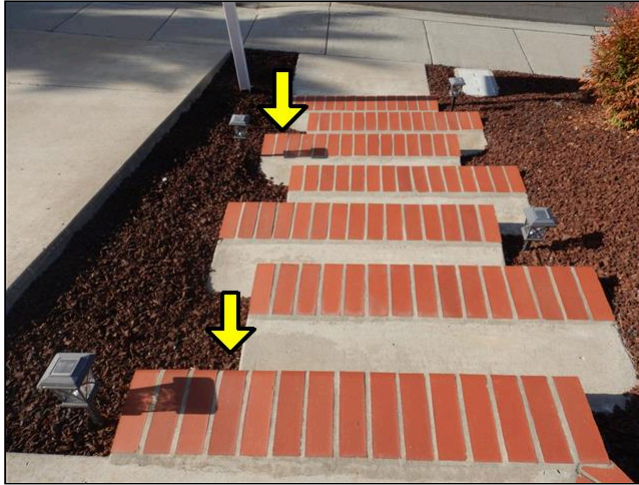
There is no handrail installed at the front and rear yard exterior stairs/ steps. A handrail

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



2.9 Item 1(Picture)



2.9 Item 2(Picture)

2.10 FENCE AND/OR GATES

Comments:

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



2.10 Item 1(Picture)

(2) The sprinklers appear to be spraying onto the wood fencing in several areas. Long term exposure to water will deteriorate the wood. We recommend adjusting the sprinklers to spray away from the wood fence.



2.10 Item 2(Picture)

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(3) 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.



2.10 Item 3(Picture)

(4) The right side gate rubs on the concrete, will not fully open, and will not latch. We recommend necessary repairs by a fence contractor.

**2.11 OUTLETS/ WIRING/ FIXTURES**

**2.12 IRRIGATION**

**Comments:**

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

**2.13 RETAINING WALL(S)**

**Comments:**

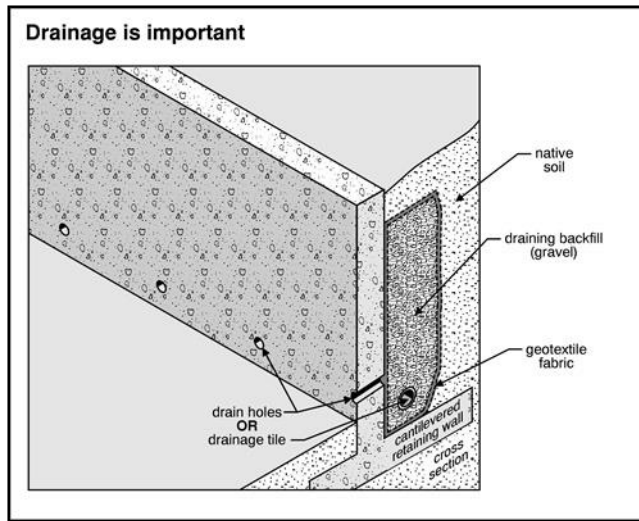
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(1) The retaining wall does not appear to have weep holes installed. Weep holes allow water to drain from behind wall. Lack of weep holes can create excessive pressure on wall, soil movement, premature deterioration of wall material, and efflorescence which can damage stucco coating. The weep holes may be too low (under top soil) or missing. We recommend having weep holes installed by a qualified contractor.



2.13 Item 1(Picture)



2.13 Item 2(Picture)

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(2) There are cracks in the stucco observed at the retaining wall at several areas. We recommend necessary repairs where needed by a licensed stucco contractor.



2.13 Item 3(Picture)



2.14 EXTERIOR - OTHER

Comments:

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

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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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**3.0 MAIN PANEL**

**MAIN PANEL CAPACITY:** 125 AMP

**ELECTRIC SERVICE CONDUCTORS:** BELOW GROUND, COPPER, 220 VOLTS

**Comments:**

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



3.0 Item 1(Picture)

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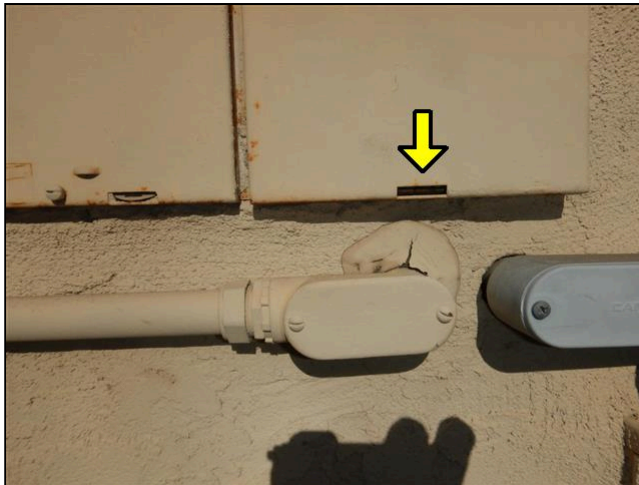
IN NI NP RR IO Items

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- (2) The main panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.
- (3) The main panel locking tab is missing/ damaged. We recommend necessary repairs or replacement by a qualified licensed electrician.



3.0 Item 2(Picture)



3.0 Item 3(Picture)

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(4) A twist out is missing at the main panel dead-front cover. Whenever a twist out is removed and no breaker is present then a cover insert is required to be installed to help prevent shocks and rodent intrusion. We recommend installing cover insert(s) where needed by a qualified person for safety.



3.0 Item 4(Picture)



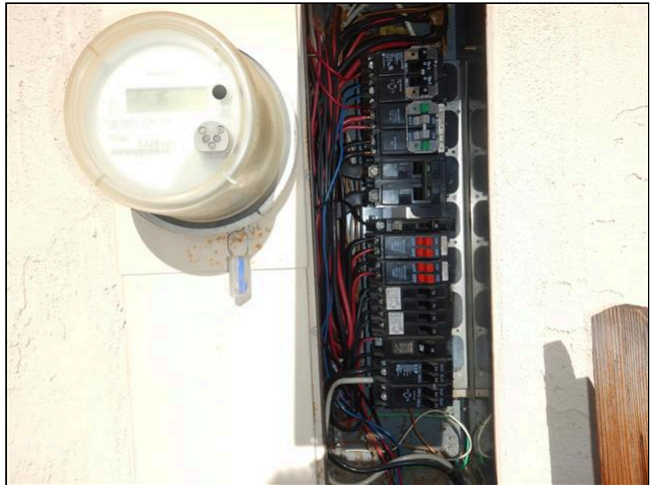
3.1 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

Comments:

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

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



3.1 Item 1(Picture)

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3.1 Item 2(Picture)

(2) Breakers were observed in the main panel which are from a manufacturer that is different than the panel manufacture. Most panel manufacturers require like-kind breakers to be installed from the same manufacture. Having breakers from another manufacturer could void the UL listing. We recommend further evaluation by a qualified licensed electrician and necessary corrections as needed.



**3.2 BRANCH CIRCUIT CONDUCTORS/ WIRING**

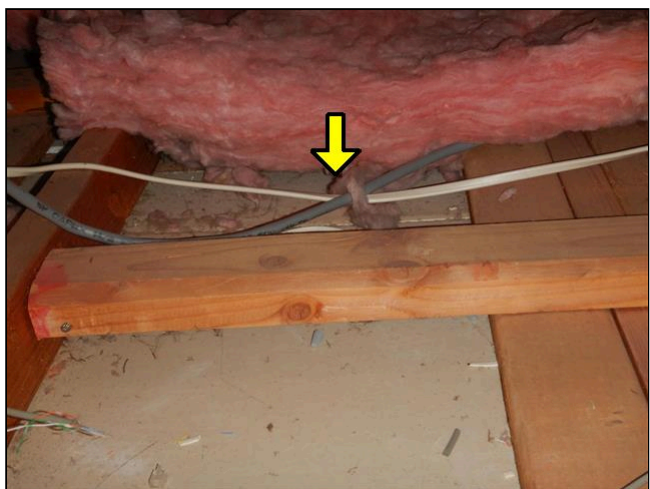
**BRANCH WIRE 15 AND 20 AMP: COPPER**

**WIRING METHODS: ROMEX**

**Comments:**

(1) 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.

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



3.2 Item 1(Picture)

IN NI NP RR IO Items

3.3 SERVICE AND GROUNDING EQUIPMENT

**Comments:**

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

3.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

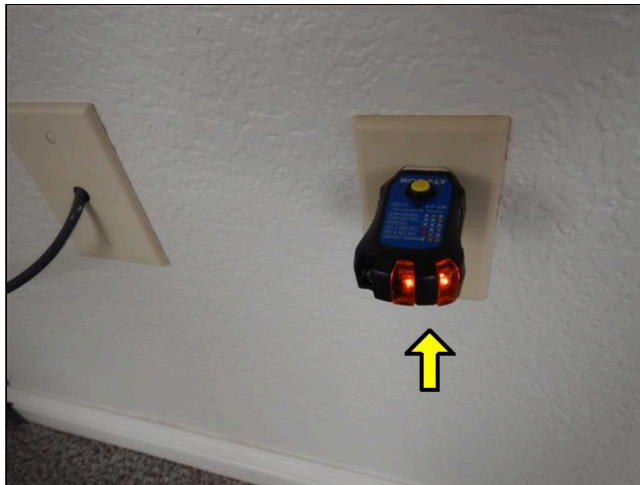
3.5 SWITCHES

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

**Comments:**

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

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



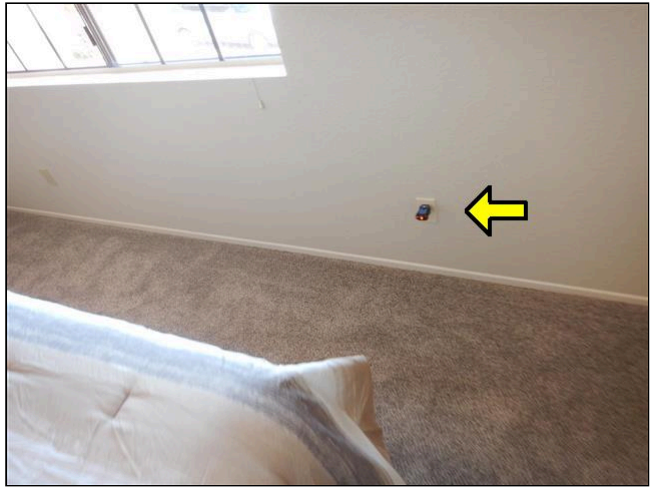
3.6 Item 1(Picture)

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IN NI NP RR IO Items

(2) The hot and ground wires are reversed at a receptacle in the front bedroom. This is non standard and a safety issue. We recommend necessary repairs by a qualified licensed electrician for safety.



3.6 Item 2(Picture)

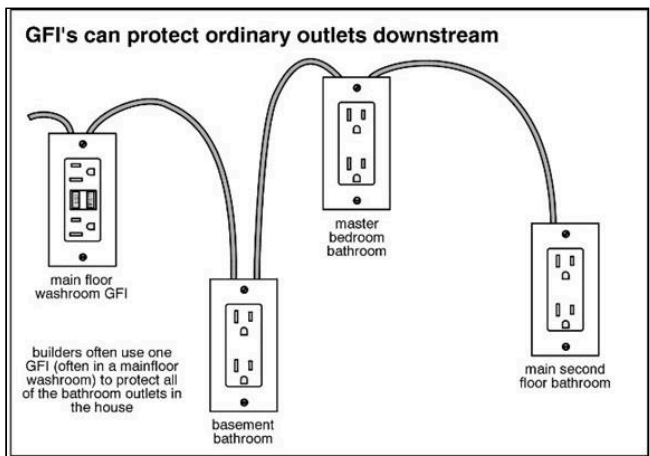
**3.7 RECEPTACLE(S) ISSUES**

**3.8 220 OUTLET(S)**

**3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:**

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



3.9 Item 1(Picture)

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

(3) There is no GFCI protected receptacles in the kitchen. We recommend upgrading all

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IN NI NP RR IO Items

non-fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.



3.9 Item 2(Picture)

(4) We recommend upgrading the receptacles at the kitchen island to GFCI protected receptacles by a qualified licensed electrician for safety.



3.9 Item 3(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:**

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



3.12 Item 1(Picture)



3.12 Item 2(Picture)

**3.13 TELEPHONE AND CABLE ENTRANCE**

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

## 4. Garage

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



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**IN NI NP RR IO Items**

### 4.0 GARAGE VEHICLE DOOR(S)

**GARAGE VEHICLE DOOR MATERIAL:** METAL - PANEL

**Comments:**

**Garage door(s) photo.**

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



4.0 Item 1(Picture)

### 4.1 GARAGE VEHICLE DOOR OPENER(S)

**Comments:**

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IN NI NP RR IO Items

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



4.1 Item 1(Picture)

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

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

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



4.1 Item 2(Picture)

(5) There were no hand held garage door remote controls present at the time of the inspection. The garage door was operated by the garage door opener wall control. We recommend asking the seller to leave behind the hand held garage door remote controls.

(6) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of

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the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

(7) The safety reverse photo-eyes are mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devices at about 4"-6" from the ground for safety. We recommend necessary corrections by a qualified licensed garage door contractor.



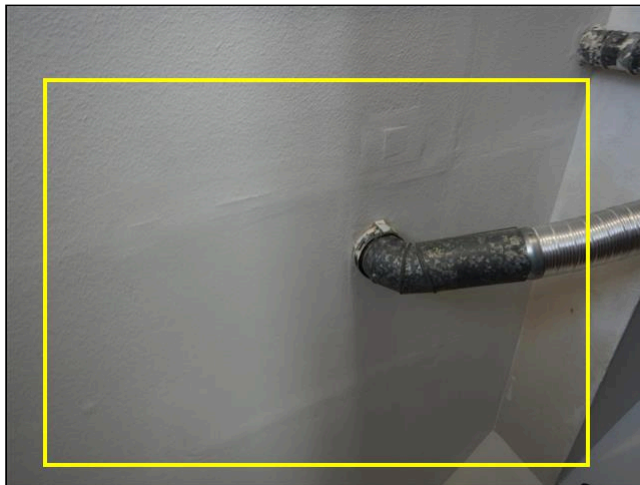
4.1 Item 3(Picture)



4.2 GARAGE CEILING

Comments:

- (1) The ceiling has typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made by a qualified person.
- (2) Patching is observed at the garage ceiling in several areas. We recommend asking the seller if they have any knowledge of the repair or cause.



4.2 Item 1(Picture)



4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Comments:

- (1) Due to occupants personal items, not all areas of the property were visible and

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IN NI NP RR IO Items

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



4.3 Item 1(Picture)

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

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4.4 GARAGE FLOOR/ SLAB

Comments:

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IN NI NP RR IO Items

(1) 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.

(2) The garage slab is deteriorated/ pitted in several areas. We recommend necessary repairs by a qualified licensed foundation contractor.



4.4 Item 1(Picture)



4.5 FIRE-RATED DOOR

Comments:

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(1) The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics: 1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.

(2) The weather-stripping at the fire door is damaged/ loose. We recommend replacing weather-stripping by a qualified person at the fire door to insulate the home and to help keep smoke or Carbon Monoxide from entering the living space.



4.5 Item 1(Picture)



4.6 FIRE-DOOR CLOSING DEVICE

Comments:

(1) One of the required auto-closing hinge was not installed and requires installation at the door to the garage. We recommend installing an auto-closing hinge by a qualified licensed door contractor.



4.6 Item 1(Picture)

(2) The self closing device at the fire door did not adequately close the door. The auto closer must close the door within 3 seconds with enough force to latch the door. We recommend adjusting or replacing the device or hardware by a qualified licensed door

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contractor.

4.7 GARAGE PEDESTRIAN DOOR(S)

4.8 OUTLETS/ FIXTURES/ WIRING/ 220V

**Comments:**

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



4.8 Item 1(Picture)

4.9 GFCI OPERATION

4.10 POLARITY/ GROUNDING (RECEPTACLES)

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

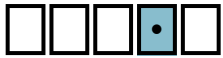


## 5. Water Heater

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

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### 5.0 MAIN WATER HEATER (CONTROLS)

**WATER HEATER YEAR MANUFACTURED:** 2019  
**WATER HEATER POWER SOURCE:** NATURAL GAS  
**WATER HEATER CAPACITY:** 39 GALLONS

**Comments:**

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



5.0 Item 1(Picture)

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

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

The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.



5.0 Item 2(Picture)

(4) There is a plastic drain pan under the gas water heater which is not allowed. Plastic pans are not approved for gas hot water tank use. They are approved for electric hot water tanks. A metal pan should be used under a gas water heater. We recommend removing the plastic pan and installing a metal pan by a licensed plumber.



5.0 Item 3(Picture)

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5.1 MAIN WATER HEATER (PLATFORM & STRAPPING)

Comments:

The water heater is adequately strapped as required.

5.2 MAIN WATER HEATER FLUE

5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Comments:

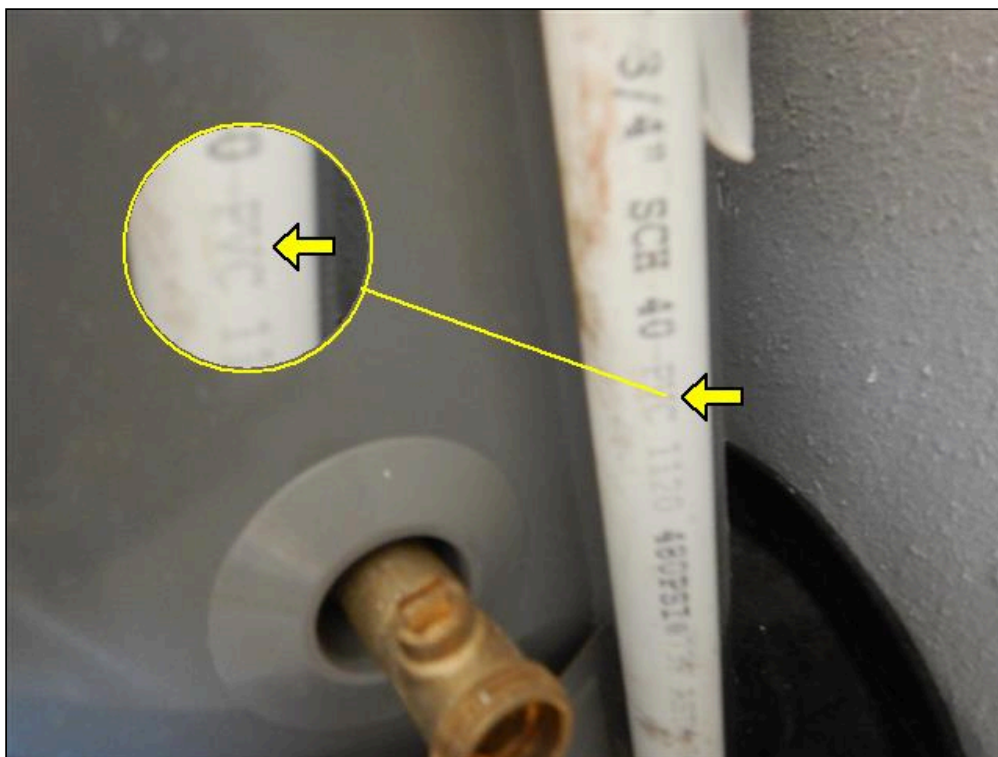
The water heater Temperature and Pressure (T&P) relief valve pipe diameter is PVC. This is an incorrect installation. We recommend necessary corrections by a qualified licensed plumber.



5.3 Item 1(Picture)

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5.3 Item 2(Picture)

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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.

6. Interiors

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

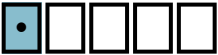


Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior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

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

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IN NI NP RR IO Items



6.0 INTERIORS (GENERAL COMMENTS)

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

Comments:

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



6.0 Item 1(Picture)

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

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period.

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

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

(5) **A Word About Verbal/ Oral Statements or Conversations:** The inspector may offer verbal/ oral statements, comments or conversations as a courtesy only during the time of the inspection or after the inspection via phone calls, but these statements or comments will not comprise the bargained-for written report. The written report to be prepared by the Inspector for the client shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Per the agreement the client(s) agreed to not rely on any verbal or oral statements made by the Inspector prior to issuance of the written report.

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

(7) **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.**

(8) 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

IN NI NP RR IO Items

eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

6.1 CEILINGS

6.2 WALLS

**Comments:**

(1) 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.

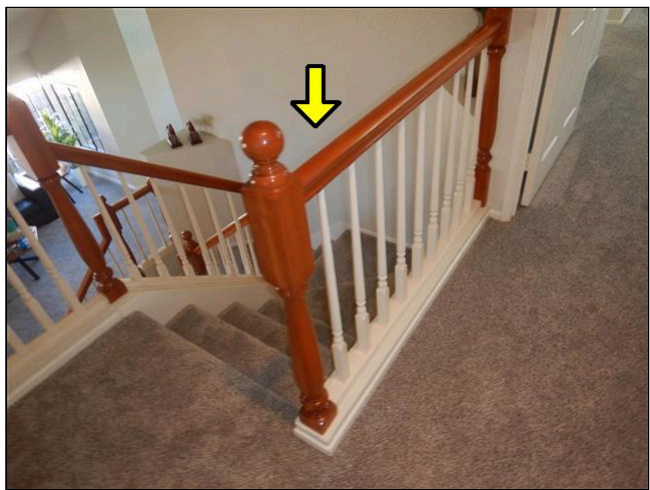
(2) The walls have typical cosmetic wear. You may wish to view this for yourself and have necessary repairs made as needed by a qualified person.

6.3 FLOOR COVERINGS

6.4 STEPS, STAIRWAYS, RAILINGS

**Comments:**

The stair/landing railing is loose. This is a safety hazard and corrections are needed. We recommend necessary repairs for safety by a qualified licensed contractor.



6.4 Item 1(Picture)

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

**Comments:**

Due to stored personal items such as towels, clothing, personal items, hygiene and/or

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IN NI NP RR IO Items

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

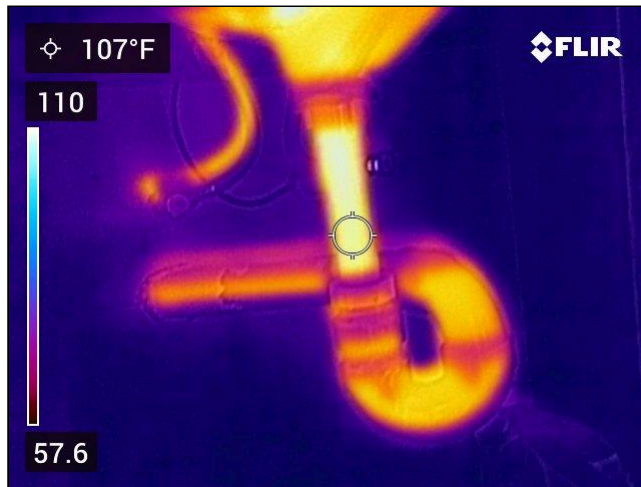


6.5 Item 1(Picture)

6.6 DOORS (REPRESENTATIVE NUMBER)

6.7 INFRARED CAMERA INSPECTION FINDINGS  
Comments:

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



6.7 Item 1(Picture)

IN NI NP RR IO Items

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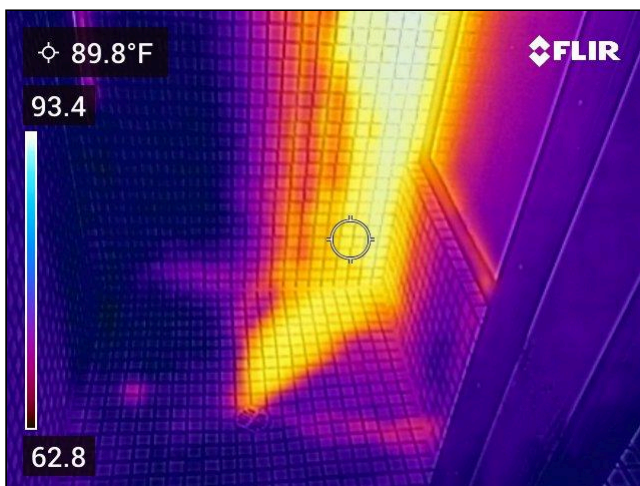




6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 4(Picture)



6.7 Item 5(Picture)



6.7 Item 6(Picture)

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

**6.8 SAFETY GLASS (INTERIOR)**

**6.9 INTERIORS - OTHER**

**Comments:**

(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or an 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.

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

## 7. Plumbing System



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

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

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

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

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**IN NI NP RR IO Items**



### 7.0 DRAIN, WASTE, AND VENT SYSTEMS

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

**GAS DISTRIBUTION:** RIGID IRON PIPE, PARTIALLY VISIBLE

**WASHER DRAIN SIZE:** 2" DIAMETER

**Comments:**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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

(2) A corrugated (flexible) waste pipe is installed at the kitchen sink. This is a non standard installation because this type of material may hold bacteria and is more likely to become clogged. We recommend replacing this corrugated (flexible) waste pipe by a qualified licensed plumber.



7.0 Item 1(Picture)



7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

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

(2) This home appears to have had a partial supply re-pipe which indicates past leaks may have occurred in the distribution piping. We recommend asking the seller about the repairs or qualified licensed plumber to evaluate further if concerned.



7.1 Item 1(Picture)

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 60-65 PSI

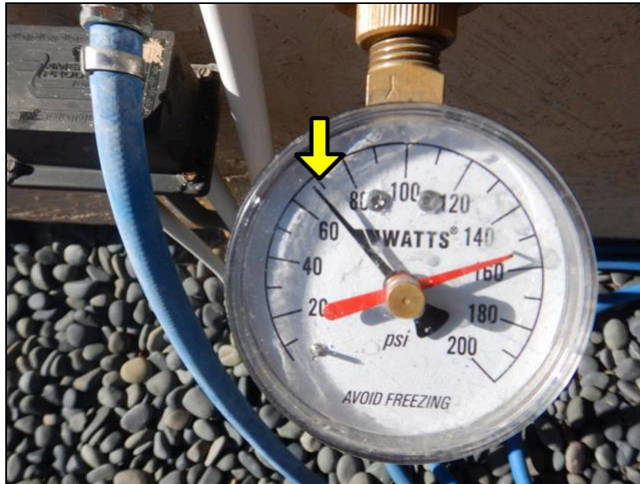
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

The water pressure was checked with a water pressure gauge and was measured and was found to be within the acceptable range at the time of the inspection.



7.2 Item 1(Picture)



**7.3 HOSE SPIGOT(S)**

**Comments:**

(1) Some of 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 where needed by a qualified person.



7.3 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) The front hose spigot handle leaks when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.



7.3 Item 2(Picture)



**7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS**

**Comments:**

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



**7.5 SINK(S)**

**Comments:**

Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.



7.5 Item 1(Picture)

IN NI NP RR IO Items

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

## 8(A) . Bathroom(s) / Hall Bathroom

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



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

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**IN NI NP RR IO Items**

### 8.0.A SINK(S)

**Comments:**

Several waste lines under the sink(s) are stained. Although there are currently no leaks detected, there may be one under certain conditions. We recommend further evaluation by a licensed plumber prior to the end of your contingency.



8.0.A Item 1(Picture)

### 8.1.A TUB/ SHOWER ENCLOSURE

**Comments:**

**IN NI NP RR IO Items**

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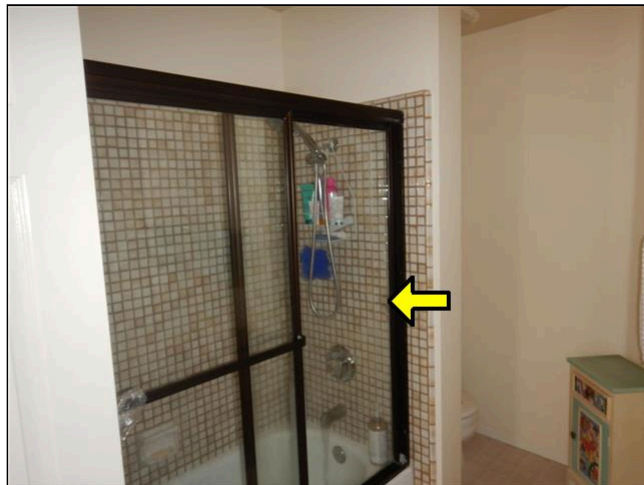
IN NI NP RR IO Items

(1) The tub faucet valve does not back stop. This condition allows the tub faucet valve to turn past the off position without stopping. We recommend necessary repairs or replacement by a qualified licensed plumber.



8.1.A Item 1(Picture)

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



8.1.A Item 2(Picture)

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8.2.A CABINET(S)

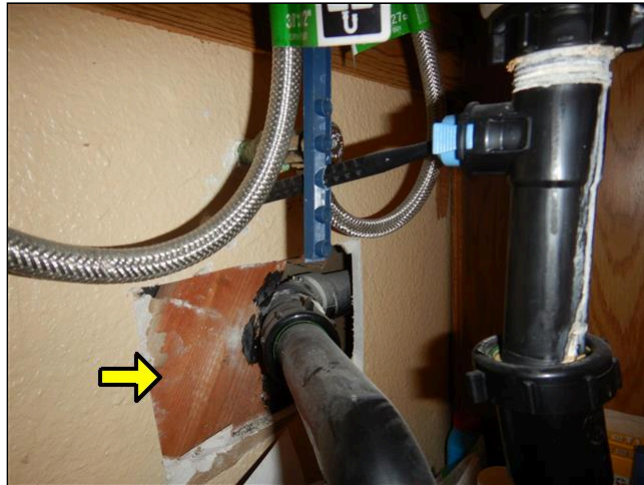
Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

There are several holes/ openings under the bathroom cabinet(s) possible due to plumbing repairs. We recommend necessary repairs where needed by a qualified person.



8.2.A Item 1(Picture)

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8.3.A BATHROOM OTHER

Comments:

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

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(B) . Bathroom(s) / Master Bathroom**

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



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

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**IN NI NP RR IO Items**

**8.0.B SINK(S)**

**Comments:**

(1) There are older one piece angle stop valve(s)/ supply line(s) observed at the sink. These one piece angle stop valve(s)/ supply line(s) have a reputation to corrode from the inside and possible fail. A white power substance or corrosion/ calcification is observed at the one piece angle stop valve(s)/ supply line(s). We recommend that these one piece angle stop valve(s)/ supply line(s) be replaced by a qualified licensed plumber as an upgrade.



8.0.B 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) A corrugated (flexible) waste pipe is installed at the sink. This is a non standard installation because this type of material may hold bacteria and is more likely to become clogged. We recommend replacing this corrugated (flexible) waste pipe by a qualified licensed plumber.



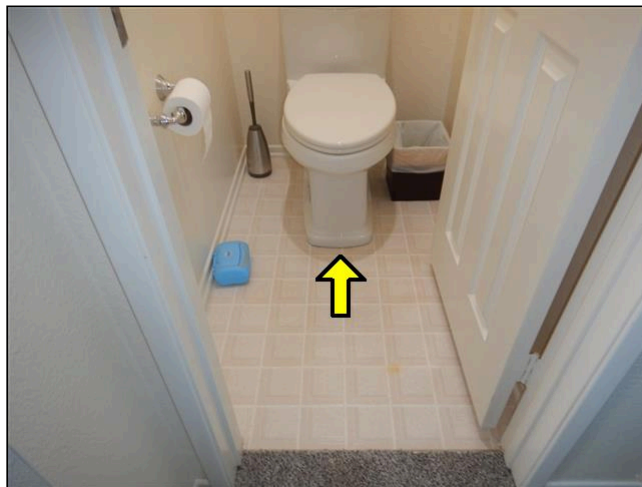
8.0.B Item 2(Picture)



8.1.B TOILET

Comments:

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



8.1.B Item 1(Picture)



8.2.B FLOOR

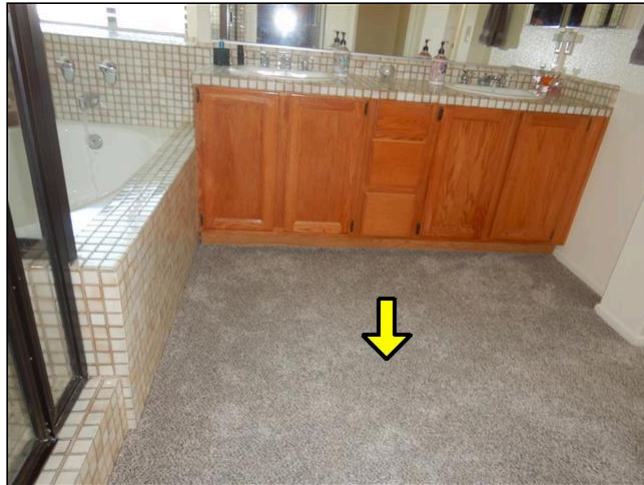
Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

Carpets installed in bathrooms can trap moisture and urine, substances that can cause structural damage and health problems. Since this condition is conducive to mold growth, we advise removal of carpet from bathroom(s).



8.2.B Item 1(Picture)



8.2.B Item 2(Picture)

8.3.B BATHROOM OTHER

**Comments:**

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

IN NI NP RR IO Items

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

### 8(C) . Bathroom(s) / Half Bathroom Downstairs

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



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

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**IN NI NP RR IO Items**

#### 8.0.C SINK(S)

**Comments:**

The metal portions of the sink / drain are rusted or corroded. A leak was not observed at this sink drain pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.



8.0.C Item 1(Picture)

#### 8.1.C EXHAUST FAN

**Comments:**

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The exhaust makes excessive noise during operation. This typically indicates that the unit is at or near the end of its service life. We recommend replacement by a qualified licensed contractor.



8.1.C Item 1(Picture)

•     **8.2.C BATHROOM OTHER**

**Comments:**

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

## 9. Laundry

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**IN NI NP RR IO Items**

**9.0 WASHING MACHINE/ DRYER CONNECTION(S)**

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

**Comments:**

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

(2) The 220V outlet in the laundry area functioned when tested at the time of the inspection.



9.0 Item 1(Picture)

**9.1 CLOTHES DRYER VENT**

**DRYER VENT:** FLEXIBLE METAL

**Comments:**

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

**9.2 LAUNDRY ROOM VENT**

**9.3 LAUNDRY OTHER**

**Comments:**

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

**IN NI NP RR IO Items**

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

## 10. Fireplaces/ Chimneys

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

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

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**IN NI NP RR IO Items**

**10.0 CHIMNEY(S)**

**FIRE PLACE TYPES:** FACTORY BUILT

**NUMBER OF FIREPLACE(S):** ONE

**Comments:**

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

**10.1 FIREPLACE(S)**

**10.2 DAMPER/ DAMPER CLAMP**

**Comments:**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

A damper clamp is not installed at the family room fireplace damper door. A damper clamp is required to be installed at a damper door when there is a gas supply to the fireplace(s). This damper clamp help prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas could enter the living space easier which is undetectable. SDG&E now requires damper clamps at all fireplaces damper doors. We recommend installation of a damper clamp by a qualified person.



10.2 Item 1(Picture)



10.2 Item 2(Picture)

10.3 HEARTH/ MANTLE

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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**10.4 OPERATING CONTROLS**

**Comments:**

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

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IN NI NP RR IO Items

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

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

# 11. Detectors, Safety, Security



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

**IN NI NP RR IO Items**

## 11.0 SMOKE DETECTORS

**Comments:**

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

## 11.1 CARBON MONOXIDE DETECTOR(S)

**Comments:**

(1) **Photo of carbon monoxide detector(s).**



11.1 Item 1(Picture)



11.1 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**

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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Carbon Monoxide detectors where needed.



**11.2 SAFETY - OTHER**

**Comments:**

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

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

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IN NI NP RR IO Items

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

## 12. Heating Equipment

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



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

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

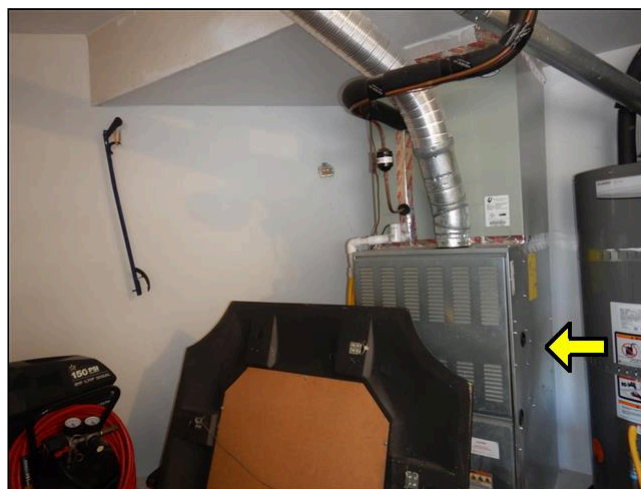
**IN NI NP RR IO Items**

**12.0 HEATING EQUIPMENT**

**HEAT TYPE:** FORCED AIR  
**NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD):** ONE  
**ENERGY SOURCE:** NATURAL GAS  
**AGE OF HEATER:** GAS - LESS THAN 10 YEARS OLD

**Comments:**

(1) The furnace was tested and was functional/ operated at the time of the inspection.



12.0 Item 1(Picture)

**IN NI NP RR IO Items**

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



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



12.0 Item 2(Picture)

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



**12.1 THERMOSTAT(S)**

**Comments:**

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



12.1 Item 1(Picture)



**12.2 VENTS AND FLUES (HEATING SYSTEM)**



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

**DUCTWORK:** INSULATED  
**FILTER TYPE:** COULD NOT DETERMINE

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

### 13. Cooling Equipment

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



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**IN NI NP RR IO Items**

**13.0 COOLING EQUIPMENT**

**COOLING EQUIPMENT TYPE:** AIR CONDITIONER

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

**CONDENSER AGE:** LESS THAN 10 YEARS

**Comments:**

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



13.0 Item 1(Picture)

**IN NI NP RR IO Items**

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

IN NI NP RR IO Items

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

The air supplied to the room was measured around **37 degrees**.

The air returning to the system (return) was measured at **57 degrees**.

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



13.0 Item 2(Picture)



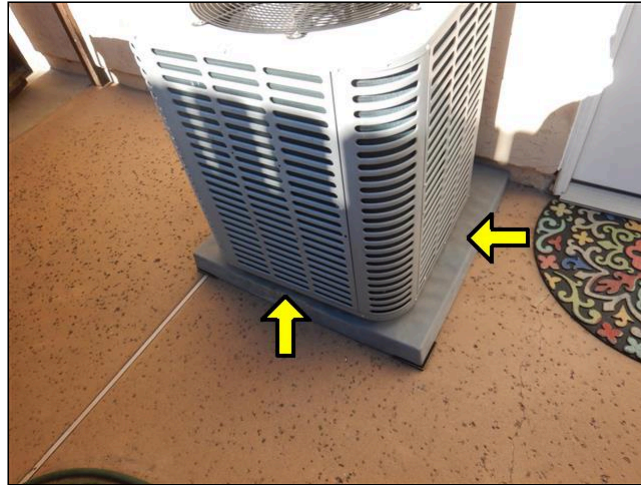
13.0 Item 3(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) The condensers are not strapped to pad(s). Most manufacturers installation instructions require strapping condensers to the pads. Movement of the units due to internal vibration (or earthquake) can damage the refrigerant lines and their connections. We recommend necessary repairs a licensed HVAC contractor.



13.0 Item 4(Picture)

13.1 CONDENSATE EQUIPMENT

IN NI NP RR IO Items

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

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

# 14. Ventilation and Insulation

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



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

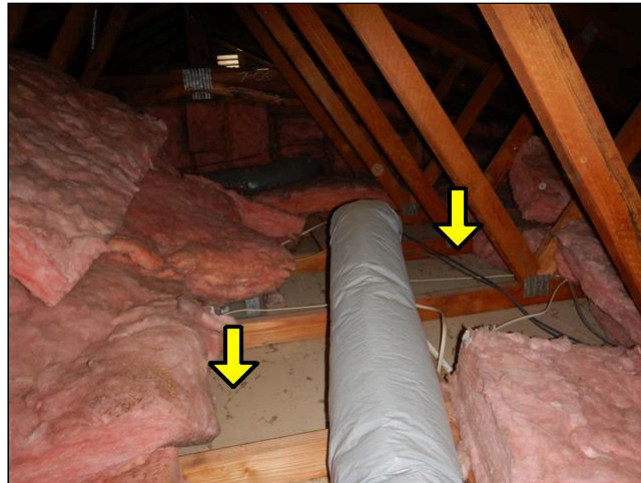
**IN NI NP RR IO Items**

**14.0 INSULATION IN THE ATTIC SPACE**

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

**Comments:**

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



14.0 Item 1(Picture)

**IN NI NP RR IO Items**

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



14.0 Item 2(Picture)

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



**14.1 VENTILATION OF THE ATTIC SPACE**

**ATTIC VENTILATION: SOFFIT VENTS, ROOF VENTS**

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

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

## 15. Structural Components

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



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

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

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**IN NI NP RR IO Items**

**15.0 STRUCTURE (GENERAL INFORMATIONAL)**

**ATTIC ACCESS/ LOCATION:** SCUTTLE HOLE (HALLWAY)

**WALL STRUCTURE:** WOOD STUDS

**Comments:**

At the time of the inspection, the Inspector observed no visual defects in the condition of the homes structure. A general home inspection does not include the evaluation of any structural components that are hidden behind floors, walls, or ceiling coverings. Such as anchor bolts, shear walls and seismic hardware, but is visual and non-invasive only.

**15.1 ROOF STRUCTURE AND ATTIC SPACE**

**ROOF TYPE:** HIP AND GABLE

**ROOF STRUCTURE:** ENGINEERED WOOD TRUSSES, PLYWOOD SHEATHING

**METHOD USED TO OBSERVE THE ATTIC SPACE:** FROM THE ENTRY

**Comments:**

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

**15.2 SLAB**

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

**Comments:**

(1) 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) 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

**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

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.



15.3 FOUNDATION

FOUNDATION: POURED CONCRETE



15.4 FOUNDATION BOLT(S)

FOUNDATION BOLTS: BOLTED - NO

Comments:

There are no visible foundation anchor bolts or seismic connections observed/ installed between the garage or house framing and the foundation. We recommend the garage and the house be bolted and/ or fastened to the foundation using the appropriate methods to accommodate the construction design of the garage and home as an upgrade for earthquake safety.



15.5 WOOD FLOOR STRUCTURE

Comments:

The wood sub flooring at several locations and at the interior stair steps were observed to be noisy/ squeaky when walked on. There are many causes of squeaky/creaking sub-floors such as loose nails, failed or missing adhesive, or wood rubbing together due to lack of support. We recommend necessary repairs as needed by a qualified licensed contractor.



15.5 Item 1(Picture)

IN NI NP RR IO Items

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**IN NI NP RR IO Items**

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15.5 Item 2(Picture)

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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.

### 16. Built-In Kitchen Appliances

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



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**IN NI NP RR IO Items**

**16.0 MICROWAVE (BUILT-IN)**

**Comments:**

**Photo of microwave being tested.**

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



16.0 Item 1(Picture)

**16.1 DISHWASHER**

**Comments:**

**IN NI NP RR IO Items**

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

(1) Infrared Thermal photo of the dishwasher being tested.

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



16.1 Item 1(Picture)

(2) The dishwasher racks are rusted. We recommend replacing the racks by a qualified person.



16.1 Item 2(Picture)

16.2 FOOD WASTE DISPOSER

**Comments:**

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

16.3 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

**Comments:**

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

IN NI NP RR IO Items

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of the unit.



**16.4 COOKTOP**

**Comments:**

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

The cooktop 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 cooktop.



16.4 Item 1(Picture)



**16.5 WALL OVEN**

**Comments:**

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IN NI NP RR IO Items

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

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

Both of the wall ovens were tested and were both functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the wall ovens.



16.5 Item 1(Picture)



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

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

**17. Gas, Electric, Water Shut-Off Locations**

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

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

**IN NI NP RR IO Items**

**17.0 MAIN GAS SHUT-OFF VALVE**

**Comments:**

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

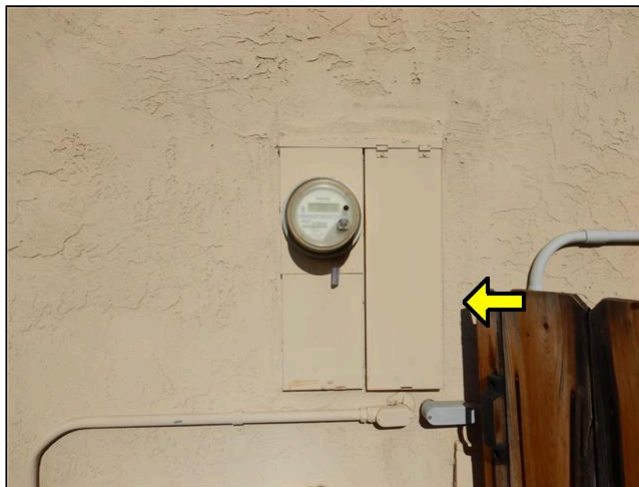


17.0 Item 1(Picture)

**17.1 MAIN ELECTRICAL PANEL**

**Comments:**

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



17.1 Item 1(Picture)

**IN NI NP RR IO Items**

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

IN NI NP RR IO Items

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17.2 MAIN WATER SHUT-OFF

**Comments:**

The main water shut off valve is located in the garage.



17.2 Item 1(Picture)

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IN NI NP RR IO Items

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



### 18. POOL, SPA, EQUIPMENT & SAFETY

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

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

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

**IN NI NP RR IO Items**

#### 18.0 OPERATIONAL CONDITION OF POOL

**Comments:**

(1) Photo of the pool/ spa.



18.0 Item 1(Picture)

**IN NI NP RR IO Items**

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



18.0 Item 2(Picture)

- (2) There is no visible rescue/ safety equipment placed around the pool/ spa area. This is a safety concern. We recommend placing the required rescue/ safety equipment where needed around the pool as a safety upgrade.
- (3) The pool and its related components are in overall poor condition. We recommend having a thorough evaluation performed by a qualified licensed pool contractor prior to the end of your contingency period and necessary repairs or replacement made as needed.
- (4) Our company does not inspect pools for leaks or seepage. Only components readily accessible are inspected. If concerned we recommend further evaluation by a qualified licensed pool contractor.

**18.1 OPERATIONAL CONDITION OF SPA**

**Comments:**

The spa jets functioned when tested.



18.1 Item 1(Picture)

**18.2 FENCING/ COVER**

**Comments:**

- (1) The pool safety fencing appeared functional and may have met the standards at the

IN NI NP RR IO Items

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

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

(3) The self-closing device at the right side pool gate does not close the gate adequately. Gates providing access to the pool area must self close and latch without assistance. This is a safety concern. We recommend necessary repairs by a qualified person.



18.3 SURFACE WALLS AND FLOOR OF POOL AND OR SPA

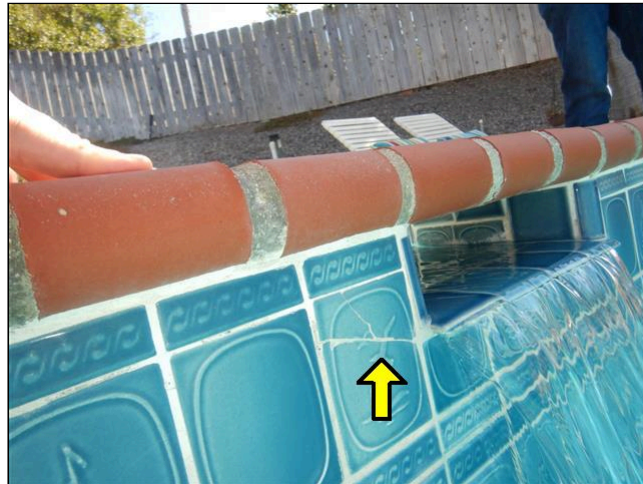
SHAPE: RECTANGLE

WALL MATERIALS: AGED/ WORN, CONCRETE/ PLASTER

Comments:

(1) The plaster surface of the pool is flaking in several locations. This can indicate that the surface is failing and may need to be replaced. We recommend further evaluation by a qualified licensed pool contractor to get an estimate of life remaining, and/or the cost of repair prior to the end of your contingency period.

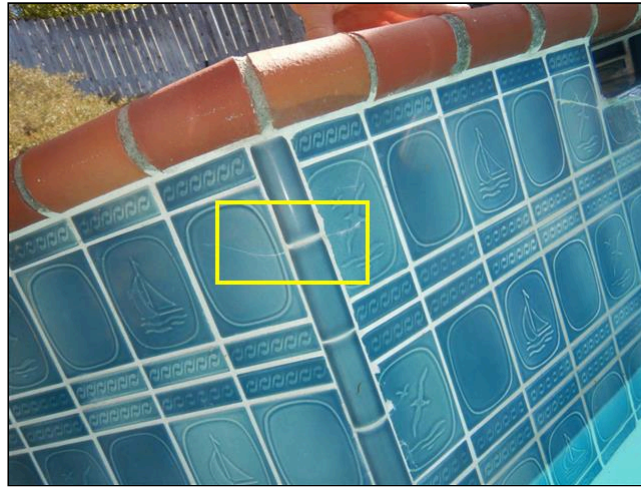
(2) Several tiles are cracked at the pool walls. We recommend having the tiles repaired or replaced by a qualified licensed pool contractor.



18.3 Item 1(Picture)

IN NI NP RR IO Items

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



18.3 Item 2(Picture)

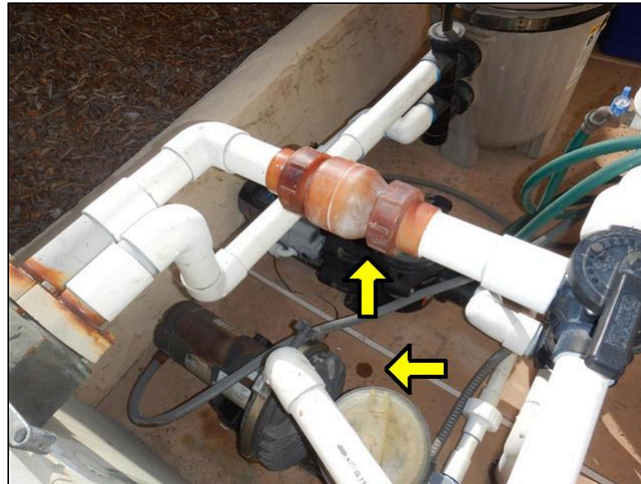
**18.4 PERMANENT ACCESSORIES (steps, rails, diving board, ladder)**

**18.5 PLUMBING AND PUMPS**

**Comments:**

(1) The pool pump(s) are old/ worn. Life remaining may be limited. We recommend further evaluation by a qualified licensed pool contractor for life remaining or cost to replace prior to the end of your contingency period.

(2) An active leak was observed. We recommend necessary repair by a qualified licensed pool contractor.



18.5 Item 1(Picture)

**18.6 HEATER**

**Comments:**

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



18.6 Item 1(Picture)



18.6 Item 2(Picture)

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

(3) The gas supply pipe at the pool/ spa 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 heater gas valve which could cause the heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber or licensed pool contractor.

**18.7 ELECTRICAL COMPONENTS**

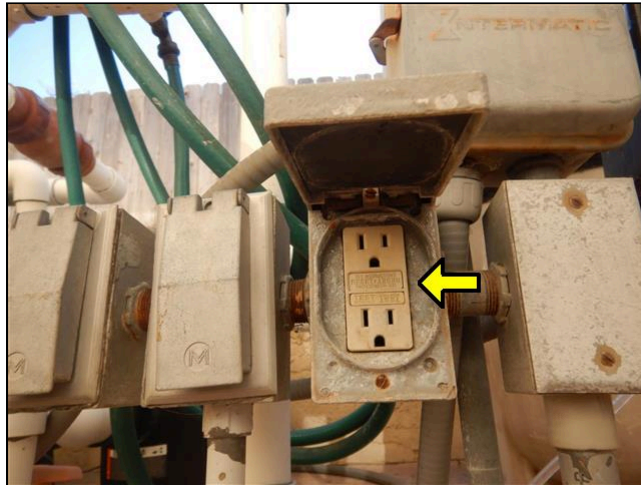
**18.8 VALVES**

**18.9 SKIMMER**

**18.10 GFCI PROTECTION**

**Comments:**

The GFCI outlet for the pool light(s) did not trip when tested. This is a safety concern. We recommend replacing the GFCI outlet by a qualified licensed electrician or pool contractor prior to using the pool/ as soon as possible.



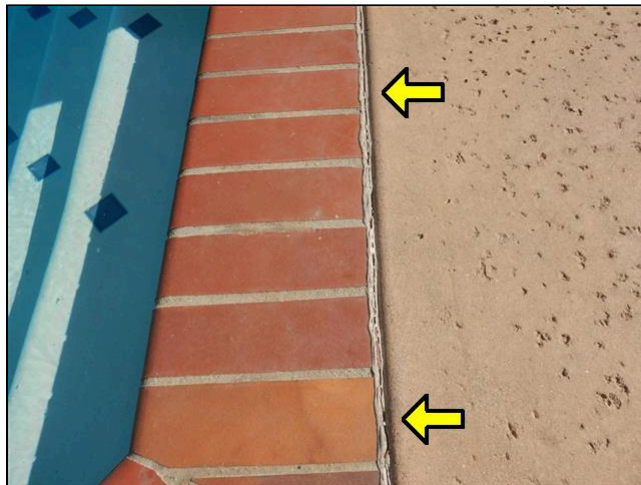
18.10 Item 1(Picture)



18.11 COPING/ DECK

Comments:

(1) The elastomeric compound (Deck-O-Seal) between the pool deck and coping is cracked/ missing in several areas. We recommend re sealing between the pool deck and coping as needed by a qualified pool contractor.



18.11 Item 1(Picture)

(2) The decking around the pool is cracked in several areas. We recommend necessary repairs by a qualified licensed concrete contractor.



18.11 Item 2(Picture)

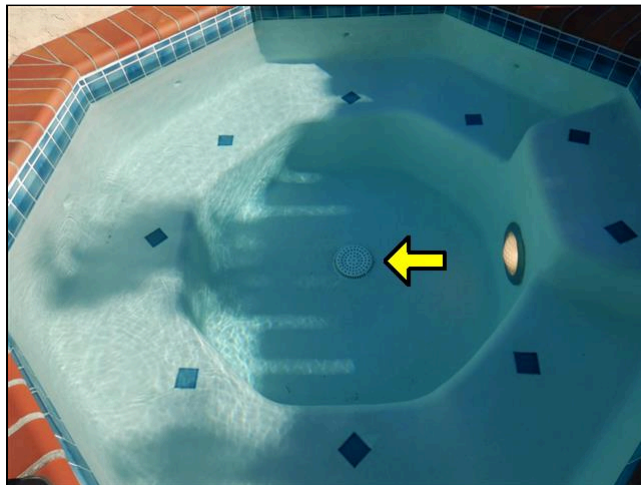
(3) Sections of the deck are uneven. This can pose a tripping hazard and may also indicate that soil settlement or root encroachment occurred. We recommend necessary repairs by a qualified licensed concrete contractor.



**18.12 DRAIN COVERS**

**Comments:**

There is only one suction line at the bottom of the pool and spa. Dual suction lines and safety drain covers are currently required to reduce entrapment/ drowning hazards. We recommend upgrading the pool to meet the standards of the Virginia Graeme Baker Act of 2007 (This is same standard for new residential pools). We recommend further evaluation by a qualified licensed pool contractor prior to the end of your contingency period and upgraded repairs made as needed.



18.12 Item 1(Picture)

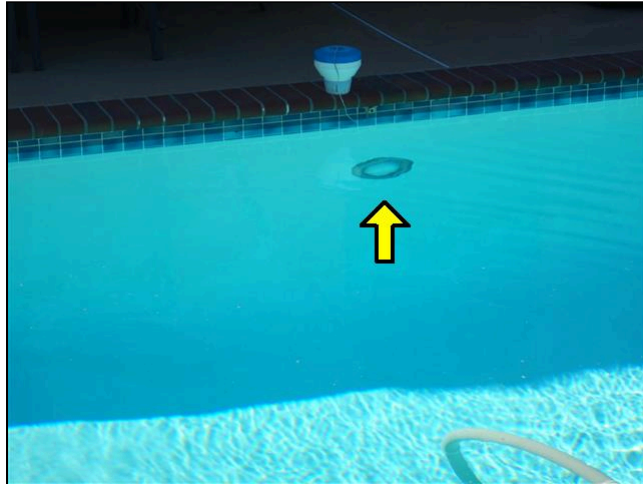


**18.13 POOL/ SPA LIGHT**

**Comments:**

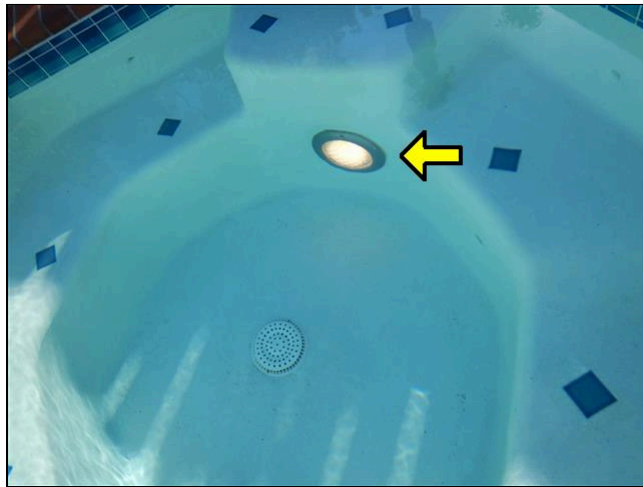
(1) The pool light(s) did not function when tested. We recommend further evaluation

and repair or replacement as needed by a qualified pool contractor.



18.13 Item 1(Picture)

(2) The spa light(s) operated when tested.



18.13 Item 2(Picture)

(3) Pool and spa light(s) are not taken out and we did not observe the condition of the wiring to the pool and spa light(s). This is out of the scope of a general home inspection. If concerned about the wiring to these lights we recommend further evaluation by a licensed pool contractor prior to the end of your contingency period.

□ □ □ ● □

18.14 POOL/ SPA FILL

Comments:



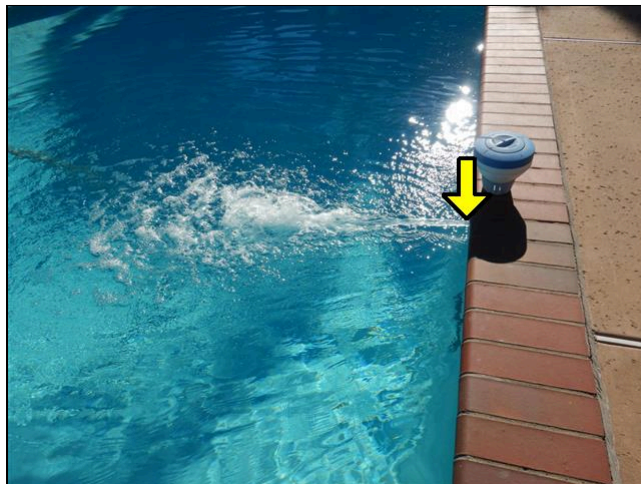
IN NI NP RR IO Items

(1) The pool fill makes a loud noise when turned off. We recommend further evaluation by a qualified licensed pool contractor.



18.14 Item 1(Picture)

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



18.14 Item 2(Picture)

18.15 CHLORINATOR

18.16 POOL SWEEP

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

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



18.16 Item 1(Picture)



18.17 FILTER

Comments:

- (1) The filter appeared to be functional at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the unit.
- (2) The filter pressure gauge cover missing. We recommend replacing by a licensed pool contractor.



18.17 Item 1(Picture)

IN NI NP RR IO Items

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

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

## 19. SEWER SCOPE INSPECTION

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

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

**IN NI NP RR IO Items**

**19.0 SCOPE OF WORK**

**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

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

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

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

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

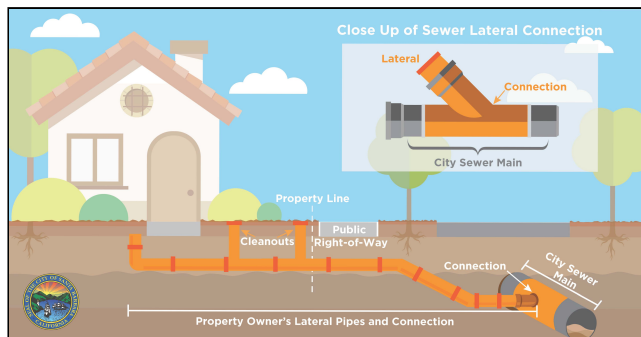
Client must obtain estimates for any items noted in the report that require further evaluation or repair.

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

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

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

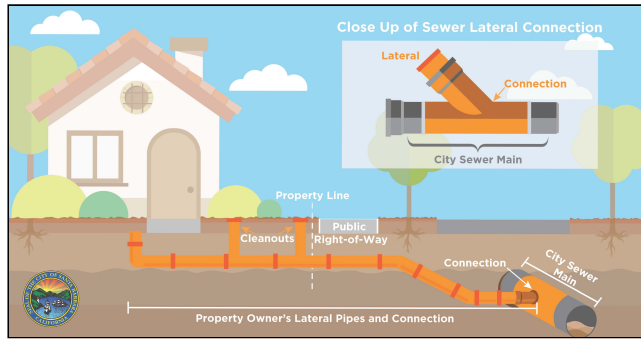
It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.



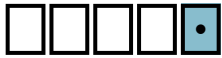
19.0 Item 1(Picture)

IN NI NP RR IO Items

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



19.0 Item 2(Picture)



**19.1 HOW TO READ THIS REPORT**

**Comments:**

The inspection report has INFORMATION tabs, items listed in the information tabs are:

**IN** - Items Inspected or Inspected OK = Inspector visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

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

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

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

**IO** - Information Only

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

**INSPECTION DEFECT CATEGORIES**

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

The sewer scope inspection is limited to the date and time of the inspection only as conditions in the sewer can change over time. The sewer scope inspection is only a visual inspection of the accessible sewer line and may be limited by an obstruction, debris, build-up, or access. The inspector uses a camera to perform a visual inspection of the accessible main sewer line from no more than three access points. The report is based solely on the opinion of the inspector with the information he has available at the time of the inspection. The Property Inspection Pros does not offer a guarantee or warranty as part of this inspection report. The camera is only run through the main

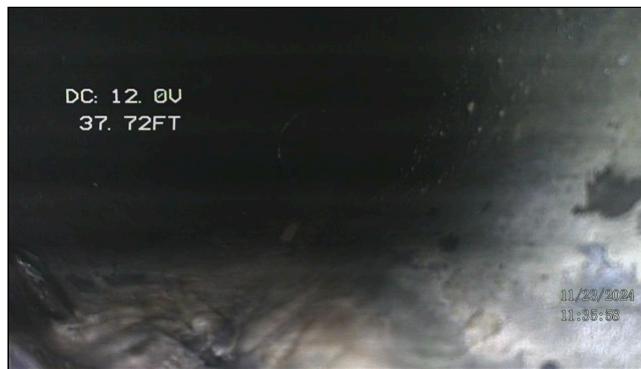
sewer line and no secondary lines will be inspected or included as part of the report. Lines 2" in diameter or smaller and traps less than 6" in diameter will not be inspected. Marked areas are for reference only and may not be exact due to signal interference and/or depth of the sewer. Damage may exceed beyond the marked areas (especially in Cast Iron). We recommend having a licensed plumbing contractor re-locate prior to repair to ensure accuracy as markings may have been moved or altered. Secondary sewer lines can be inspected upon request for an additional fee.

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

**19.2 MAIN SEWER PIPE MATERIAL(S) OBSERVED**

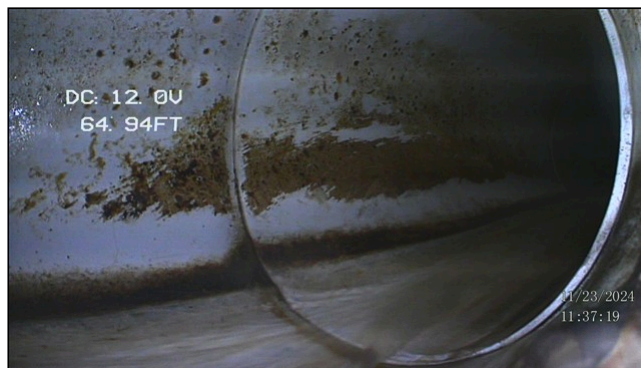
**Comments:**

(1) ABS



19.2 Item 1(Picture)

(2) PVC (Polyvinyl Chloride)



19.2 Item 2(Picture)

**19.3 MAIN SEWER PIPE CLEAN OUT LOCATION(S)**

**Comments:**

CLEAN OUT LOCATION PHOTO:

The main sewer line was inspected by inserting the camera at the sewer line clean out in the garage.



19.3 Item 1(Picture)

**19.4 SEWER SCOPE INSPECTION FINDINGS**

**Comments:**

The main sewer pipe inspected appears to be functioning as intended at the time of the inspection and no conditions requiring repairs were observed. We recommend necessary ongoing maintenance by a licensed plumber.

**19.5 SEWER INSPECTION VIDEO(S)**

**Comments:**

(1) Click the link to view your electronic report and video(s).

***Copy and paste in your search bar if you are unable to click on the link.***

(2) Click the link to view your electronic report and video(s).



19.5 Item 1(Video)

**19.6 LIMITATIONS AND EXCLUSIONS**

**Comments:**

**Limitations, Exceptions & Exclusions Limitations:**

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

**Exceptions:**

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

**Exclusions:**

The inspector is not required to:

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



**19.7 STANDARDS OF PRATICE - (Sewer Scope Inspection)**

**Comments:**

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**IN NI NP RR IO Items**

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(1) The sewer scope inspector will inspect and video-record:

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

**When possible, the sewer scope inspector shall describe:**

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

**The inspector shall report as in need of correction:**

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

**The inspector is not required to:**

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

---

**IN NI NP RR IO Items**

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**IN NI NP RR IO Items**

---

(2) The sewer scope inspector will inspect and video-record:

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

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

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- F. the presence of a crushed line or pipe;
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- H. the presence of a separated or disconnected line or pipe;
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---

**IN NI NP RR IO Items**

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IN NI NP RR IO Items



19.8 MAINTENANCE TIPS

Comments:

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



19.9 HELPFUL INFORMATION

Comments:

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

IN NI NP RR IO Items

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The Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report and follow through with all recommendations noted throughout this report.

## General Summary



### The Property Inspection Pros

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

**Customer**  
Jon Smith

**Address**  
123 Main Street  
San Diego CA 92129

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 TILE ROOF MATERIALS

#### Repair or Replace

(2) The tiled roof appears to be 20 years old or more. Tiled roofs installed in the early 1990's or before did not have flashings that are installed on modern roofs. As a result the underlayment of the roof can start to deteriorate due to sun exposure through the open ends of the tiles, or due to water pooling at the bottom edge of the roof. It is also important to understand that the underlayment commonly known as "tar paper" has a life span that may be limited to 25 years depending on quality of materials, installation, sun exposure, ventilation of the attic, and regular maintenance done. Replacing the underlayment can be costly. Due to these facts we recommend that you have the roof evaluated by a licensed roof contractor to obtain an estimate of life remaining, or the cost of repair/replacement prior to the end of your contingency period. We also recommend that you maintain a good home warranty with the additional roof coverage.

(3) The glaze has worn off of the roof tiles. This can shorten the life remaining the roof tiles. We recommend that you consult with a licensed roof contractor prior to the end of your contingency period to get an opinion on the condition of the roof tiles, and life remaining.

(4) There is a cracked roof tile observed at the front lower roof. We recommend necessary repairs by a licensed roof contractor.

(5) The roof tiles were installed too close together at the valleys. This is called a closed valley. This method of having closed valleys was acceptable at the time of construction but is no longer recommended to today's standards. Debris could collect and become lodged in the valleys and create a damming effect causing leaks to occur. We recommend having the tiles cut away from the valleys to allow water to flow properly off of the roof. We recommend that a licensed roof contractor evaluate the roof to provide a quotation prior to the end of your contingency period.

## **1.2 FLASHINGS AND ROOF PENETRATIONS**

### **Repair or Replace**

(1) This tiled roof does not have "bird stop" installed at the end of the roof at the eaves. While this may have been a common installation at the time of construction, the lack of this end cap can allow pest(s) to enter under the tiles and damage the underlayment "tar paper". It also exposes the underlayment "tar paper" to the sun, weather and the elements. These roofs commonly have deteriorated underlayment paper at the eaves because of the exposure. We recommend further evaluation of the roof and having a "bird stop" added by a licensed roof contractor.

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

(3) Drip edge flashing was not installed at the roof. Lack of roof drip edge flashing leaves the edges/ eaves of roof sheathing, fascia and underlayment exposed to potential moisture damage from wood decay and/or delamination. We recommend having drip edge flashing installed by a licensed roof contractor.

(4) Mortar flashings are noted at the roof penetrations. This is an older method of sealing the roof penetrations which is no longer used. Cracks were observed at the mortar flashings which may leak during rain. We recommend having the roof inspected by a licensed roof contractor prior the end of your contingency period.

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

### **Repair or Replace**

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

## **2. Exterior**

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

#### **Repair or Replace**

(1) Vegetation is in contact with the siding/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the siding/ stucco. We also recommend referring to the pest control report for their recommendations.

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

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

#### **Repair or Replace**

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

(3) The stucco/weep screed is in contact with ground at several areas. The weep screed is the metal band at the base of the stucco which has holes to allow the stucco to "breathe" and water to "weep" from the stucco. Having the soil above the weep screed can lead to stucco damage due to limited air

flow. We recommend a ground clearance of four inches where possible allow for proper drainage and for ventilation of the stucco walls. Dirt in contact with the stucco can promote deterioration, including rot, pest infestation, and water intrusion during rain. We recommend further evaluation and necessary corrections by a qualified licensed contractor.

### **2.3 WALL CLADDING FLASHING AND TRIM**

#### **Repair or Replace**

(1) The stucco screed flashing is rusted at several areas around the house. The stucco screed flashings may have too much rust and damage and may need to be replaced. We recommend further evaluation by a stucco repair contractor and necessary repairs or replacement made as needed and we recommend adjusting the sprinklers to spray away from the house.

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

(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.**

### **2.5 DOORS (EXTERIOR)**

#### **Repair or Replace**

**Safety Tip:** The hinges installed at the rear exterior door does not appear to have security hinges. When the hinge pin is accessible from the exterior, the hinge must be specifically intended for this installation so they are tamper proof. Standard hinges are subject to having the pins removed allowing the doors to be opened. We recommend having at least one security hinge installed at each door for security by a qualified contractor.

### **2.6 WINDOWS (INTERIOR AND EXTERIOR)**

#### **Repair or Replace**

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

### **2.7 SAFETY GLASS (EXTERIOR)**

#### **Repair or Replace**

A rear window is within 24-inches of an entry exterior door. There is no safety glass markings found on this window glass. The untempered-glass within 24-inches of the front door is a safety hazard. We recommend replacing the window glass with tempered glass for safety by a qualified licensed window contractor.

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

#### **Repair or Replace**

(1) There are several cracks in the concrete driveway. We recommend necessary repairs where needed by a licensed concrete contractor.

(2) There are several cracks in the concrete patio. We recommend necessary repairs where needed by a licensed concrete contractor.

(3) There are several cracks in the concrete walkways. We recommend necessary repairs where needed by a licensed concrete contractor.

### **2.9 EXTERIOR STAIRS/ STEPS**

#### **Repair or Replace**

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

### **2.10 FENCE AND/OR GATES**

#### **Repair or Replace**

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

(2) The sprinklers appear to be spraying onto the wood fencing in several areas. Long term exposure to water will deteriorate the wood. We recommend adjusting the sprinklers to spray away from the wood fence.

(3) 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.

(4) The right side gate rubs on the concrete, will not fully open, and will not latch. We recommend necessary repairs by a fence contractor.

### **2.13 RETAINING WALL(S)**

#### **Repair or Replace**

(1) The retaining wall does not appear to have weep holes installed. Weep holes allow water to drain from behind wall. Lack of weep holes can create excessive pressure on wall, soil movement, premature deterioration of wall material, and efflorescence which can damage stucco coating. The weep holes may be too low (under top soil) or missing. We recommend having weep holes installed by a qualified contractor.

(2) There are cracks in the stucco observed at the retaining wall at several areas. We recommend necessary repairs where needed by a licensed stucco contractor.

## **3. Electrical System**

### **3.0 MAIN PANEL**

#### **Repair or Replace**

(2) The main panel breakers are illegible or confusing. We recommend having the breakers properly labeled for safety by a qualified person.

(3) The main panel locking tab is missing/ damaged. We recommend necessary repairs or replacement by a qualified licensed electrician.

(4) A twist out is missing at the main panel dead-front cover. Whenever a twist out is removed and no breaker is present then a cover insert is required to be installed to help prevent shocks and rodent intrusion. We recommend installing cover insert(s) where needed by a qualified person for safety.

### **3.1 CIRCUIT BREAKERS/ FUSES**

#### **Repair or Replace**

(2) Breakers were observed in the main panel which are from a manufacturer that is different than the panel manufacture. Most panel manufacturers require like-kind breakers to be installed from the same manufacture. Having breakers from another manufacturer could void the UL listing. We recommend further evaluation by a qualified licensed electrician and necessary corrections as needed.

### **3.2 BRANCH CIRCUIT CONDUCTORS/ WIRING**

#### **Repair or Replace**

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

### **3.3 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 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)**

#### **Repair or Replace**

(2) The hot and ground wires are reversed at a receptacle in the front bedroom. This is non standard and a safety issue. We recommend necessary repairs by a qualified licensed electrician for safety.

### **3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

#### **Inspected**

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

(4) We recommend upgrading the receptacles at the kitchen island to GFCI protected receptacles by a qualified licensed electrician for safety.

### **3.12 EXTERIOR LIGHTING**

#### **Repair or Replace**

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

## **4. Garage**

### **4.1 GARAGE VEHICLE DOOR OPENER(S)**

#### **Repair or Replace**

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

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

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

(6) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

(7) The safety reverse photo-eyes are mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devices at about 4"-6" from the ground for safety. We recommend necessary corrections by a qualified licensed garage door contractor.

### **4.2 GARAGE CEILING**

#### **Inspected**

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

(2) Patching is observed at the garage ceiling in several areas. We recommend asking the seller if they have any knowledge of the repair or cause.

### **4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)**

#### **Inspected**

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

### **4.4 GARAGE FLOOR/ SLAB**

#### **Repair or Replace**

(2) The garage slab is deteriorated/ pitted in several areas. We recommend necessary repairs by a



qualified licensed foundation contractor.

#### 4.5 FIRE-RATED DOOR

##### Repair or Replace

(1) The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics: 1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.

(2) The weather-stripping at the fire door is damaged/ loose. We recommend replacing weather-stripping by a qualified person at the fire door to insulate the home and to help keep smoke or Carbon Monoxide from entering the living space.

#### 4.6 FIRE-DOOR CLOSING DEVICE

##### Repair or Replace

(1) One of the required auto-closing hinge was not installed and requires installation at the door to the garage. We recommend installing an auto-closing hinge by a qualified licensed door contractor.

(2) The self closing device at the fire door did not adequately close the door. The auto closer must close the door within 3 seconds with enough force to latch the door. We recommend adjusting or replacing the device or hardware by a qualified licensed door contractor.

#### 4.8 OUTLETS/ FIXTURES/ WIRING/ 220V

##### Repair or Replace

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

## 5. Water Heater

#### 5.0 MAIN WATER HEATER (CONTROLS)

##### Repair or Replace

(4) There is a plastic drain pan under the gas water heater which is not allowed. Plastic pans are not approved for gas hot water tank use. They are approved for electric hot water tanks. A metal pan should be used under a gas water heater. We recommend removing the plastic pan and installing a metal pan by a licensed plumber.

#### 5.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

##### Repair or Replace

The water heater Temperature and Pressure (T&P) relief valve pipe diameter is PVC. This is an incorrect installation. We recommend necessary corrections by a qualified licensed plumber.

## 6. Interiors

#### 6.0 INTERIORS (GENERAL COMMENTS)

##### Inspected

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

**(7) 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 you are 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.**

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

**6.4 STEPS, STAIRWAYS, RAILINGS****Repair or Replace**

The stair/landing railing is loose. This is a safety hazard and corrections are needed. We recommend necessary repairs for safety by a qualified licensed contractor.

**6.9 INTERIORS - OTHER****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.

## 7. Plumbing System

**7.0 DRAIN, WASTE, AND VENT SYSTEMS****Inspected**

(2) A corrugated (flexible) waste pipe is installed at the kitchen sink. This is a non standard installation because this type of material may hold bacteria and is more likely to become clogged. We recommend replacing this corrugated (flexible) waste pipe by a qualified licensed plumber.

**7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS****Repair or Replace**

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

(2) This home appears to have had a partial supply re-pipe which indicates past leaks may have occurred in the distribution piping. We recommend asking the seller about the repairs or qualified licensed plumber to evaluate further if concerned.

**7.3 HOSE SPIGOT(S)****Repair or Replace**

(1) Some of 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 where needed by a qualified person.

(2) The front hose spigot handle leaks when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.

**7.5 SINK(S)****Repair or Replace**

Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.

## **8(A) . Bathroom(s) / Hall Bathroom**

### **8.0.A SINK(S)**

#### **Repair or Replace**

Several waste lines under the sink(s) are stained. Although there are currently no leaks detected, there may be one under certain conditions. We recommend further evaluation by a licensed plumber prior to the end of your contingency.

### **8.1.A TUB/ SHOWER ENCLOSURE**

#### **Repair or Replace**

(1) The tub faucet valve does not back stop. This condition allows the tub faucet valve to turn past the off position without stopping. We recommend necessary repairs or replacement by a qualified licensed plumber.

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

### **8.2.A CABINET(S)**

#### **Repair or Replace**

There are several holes/ openings under the bathroom cabinet(s) possible due to plumbing repairs. We recommend necessary repairs where needed by a qualified person.

## **8(B) . Bathroom(s) / Master Bathroom**

### **8.0.B SINK(S)**

#### **Repair or Replace**

(1) There are older one piece angle stop valve(s)/ supply line(s) observed at the sink. These one piece angle stop valve(s)/ supply line(s) have a reputation to corrode from the inside and possible fail. A white power substance or corrosion/ calcification is observed at the one piece angle stop valve(s)/ supply line(s). We recommend that these one piece angle stop valve(s)/ supply line(s) be replaced by a qualified licensed plumber as an upgrade.

(2) A corrugated (flexible) waste pipe is installed at the sink. This is a non standard installation because this type of material may hold bacteria and is more likely to become clogged. We recommend replacing this corrugated (flexible) waste pipe by a qualified licensed plumber.

### **8.1.B TOILET**

#### **Repair or Replace**

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

## **8(C) . Bathroom(s) / Half Bathroom Downstairs**

### **8.0.C SINK(S)**

#### **Repair or Replace**

The metal portions of the sink / drain are rusted or corroded. A leak was not observed at this sink drain

pipe at the time of the inspection. However, we recommend replacing this drain pipe by a qualified licensed plumber to help prevent future leaks or damage.

**8.1.C EXHAUST FAN****Repair or Replace**

The exhaust makes excessive noise during operation. This typically indicates that the unit is at or near the end of its service life. We recommend replacement by a qualified licensed contractor.

## 9. Laundry

**9.0 WASHING MACHINE/ DRYER CONNECTION(S)****Inspected**

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

**9.1 CLOTHES DRYER VENT****Inspected**

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

## 10. Fireplaces/ Chimneys

**10.0 CHIMNEY(S)****Inspected**

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

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

A damper clamp is not installed at the family room fireplace damper door. A damper clamp is required to be installed at a damper door when there is a gas supply to the fireplace(s). This damper clamp help prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas could enter the living space easier which is undetectable. SDG&E now requires damper clamps at all fireplaces damper doors. We recommend installation of a damper clamp by a qualified person.

## 11. Detectors, Safety, Security

**11.0 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.

**11.1 CARBON MONOXIDE DETECTOR(S)****Repair or Replace**

(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.

## 14. Ventilation and Insulation

### 14.0 INSULATION IN THE ATTIC SPACE

#### Repair or Replace

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

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

## 15. Structural Components

### 15.4 FOUNDATION BOLT(S)

#### Not Inspected

There are no visible foundation anchor bolts or seismic connections observed/ installed between the garage or house framing and the foundation. We recommend the garage and the house be bolted and/ or fastened to the foundation using the appropriate methods to accommodate the construction design of the garage and home as an upgrade for earthquake safety.

### 15.5 WOOD FLOOR STRUCTURE

#### Repair or Replace

The wood sub flooring at several locations and at the interior stair steps were observed to be noisy/ squeaky when walked on. There are many causes of squeaky/creaking sub-floors such as loose nails, failed or missing adhesive, or wood rubbing together due to lack of support. We recommend necessary repairs as needed by a qualified licensed contractor.

## 16. Built-In Kitchen Appliances

### 16.1 DISHWASHER

#### Repair or Replace

(2) The dishwasher racks are rusted. We recommend replacing the racks by a qualified person.

## 18. POOL, SPA, EQUIPMENT & SAFETY

### 18.0 OPERATIONAL CONDITION OF POOL

#### Inspected

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

(3) The pool and its related components are in overall poor condition. We recommend having a thorough evaluation performed by a qualified licensed pool contractor prior to the end of your contingency period and necessary repairs or replacement made as needed.

### 18.2 FENCING/ COVER

#### Repair/ Replace

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

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

(3) The self-closing device at the right side pool gate does not close the gate adequately. Gates providing access to the pool area must self close and latch without assistance. This is a safety concern. We recommend necessary repairs by a qualified person.

### **18.3 SURFACE WALLS AND FLOOR OF POOL AND OR SPA**

#### **Repair/ Replace**

(1) The plaster surface of the pool is flaking in several locations. This can indicate that the surface is failing and may need to be replaced. We recommend further evaluation by a qualified licensed pool contractor to get an estimate of life remaining, and/or the cost of repair prior to the end of your contingency period.

(2) Several tiles are cracked at the pool walls. We recommend having the tiles repaired or replaced by a qualified licensed pool contractor.

### **18.5 PLUMBING AND PUMPS**

#### **Repair/ Replace**

(1) The pool pump(s) are old/ worn. Life remaining may be limited. We recommend further evaluation by a qualified licensed pool contractor for life remaining or cost to replace prior to the end of your contingency period.

(2) An active leak was observed. We recommend necessary repair by a qualified licensed pool contractor.

### **18.6 HEATER**

#### **Inspected**

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

(3) The gas supply pipe at the pool/ spa 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 heater gas valve which could cause the heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber or licensed pool contractor.

### **18.10 GFCI PROTECTION**

#### **Repair/ Replace**

**The GFCI outlet for the pool light(s) did not trip when tested. This is a safety concern. We recommend replacing the GFCI outlet by a qualified licensed electrician or pool contractor prior to using the pool/ as soon as possible.**

### **18.11 COPING/ DECK**

#### **Repair/ Replace**

(1) The elastomeric compound (Deck-O-Seal) between the pool deck and coping is cracked/ missing in several areas. We recommend re sealing between the pool deck and coping as needed by a qualified pool contractor.

(2) The decking around the pool is cracked in several areas. We recommend necessary repairs by a qualified licensed concrete contractor.

(3) Sections of the deck are uneven. This can pose a tripping hazard and may also indicate that soil settlement or root encroachment occurred. We recommend necessary repairs by a qualified licensed concrete contractor.

### **18.12 DRAIN COVERS**

#### **Repair/ Replace**

There is only one suction line at the bottom of the pool and spa. Dual suction lines and safety drain covers are currently required to reduce entrapment/ drowning hazards. We recommend upgrading the pool to meet the standards of the Virginia Graeme Baker Act of 2007 (This is same standard for new residential pools). We recommend further evaluation by a qualified licensed pool contractor prior to the end of your contingency period and upgraded repairs made as needed.

### **18.13 POOL/ SPA LIGHT**

#### **Repair/ Replace**

(1) The pool light(s) did not function when tested. We recommend further evaluation and repair or

replacement as needed by a qualified pool contractor.

**18.14 POOL/ SPA FILL****Repair/ Replace**

(1) The pool fill makes a loud noise when turned off. We recommend further evaluation by a qualified licensed pool contractor.

**18.17 FILTER****Repair/ Replace**

(2) The filter pressure gauge cover missing. We recommend replacing by a licensed pool contractor.

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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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