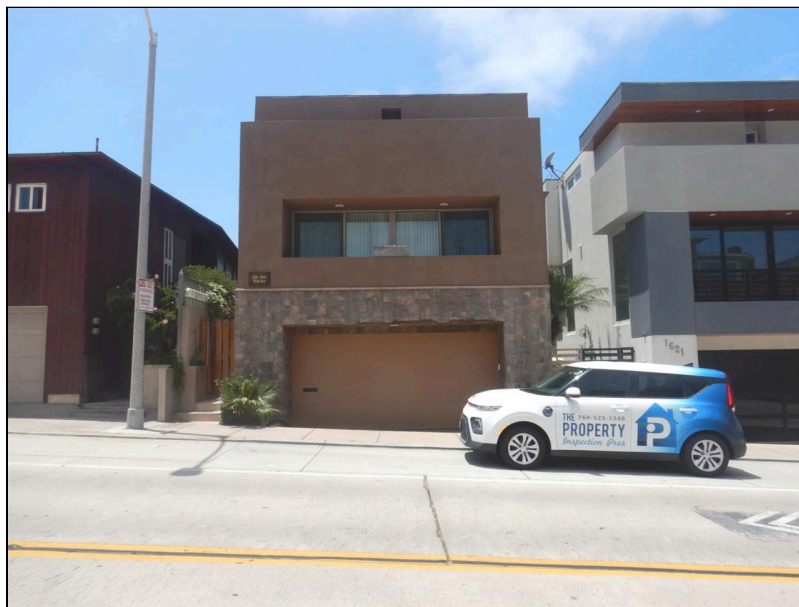




Inspection Report

Jon Rikki

Property Address:
4123 Main Place
Oceanside CA 92054





The Property Inspection Pros

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



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Date: 7/18/2024	Time: 01:00 PM	Report ID:
Property: 4123 Main Place Oceanside CA 92054	Customer: Jon Rikki	Real Estate Professional:

IN ATTENDANCE DURING THE INSPECTION: BUYER, BUYER'S AGENT, INSPECTOR, SELLER(S), INSPECTOR, CONTRACTOR(S)	TYPE OF BUILDING: SINGLE FAMILY DETACHED	APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS): 2008
WEATHER TYPE: CLEAR	TEMPERATURE: 78, DEGREES	GROUND/ SOIL SURFACE CONDITIONS: DRY
RAINED IN THE LAST 3 DAYS: NO	UTILITIES: ALL UTILITIES WERE ON	OCCUPIED: YES

PLEASE READ THE FOLLOWING INFORMATION

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

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

SCOPE OF THE INSPECTION:

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

The Property Inspection Pros provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in

the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

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

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

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

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

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

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

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

Comment Key or Definitions

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

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

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

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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

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

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

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

This home is located close to the coast/ ocean. High-salt content in coastal environments can shorten the life spans of many types of metal components such as but not limited to fixtures, appliances, flashings, and doors/ windows. Rusting/corrosion was observed at several areas, components and systems throughout the house. We recommend necessary repairs or replacement of any rusted and corroded items/ components where needed by a qualified licensed contractor in the appropriate trade.

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 FLAT ROOF COVERINGS/ MATERIALS

Comments:

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



1.0 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



1.0 Item 2(Picture)



1.0 Item 3(Picture)

IN NI NP RR IO Items

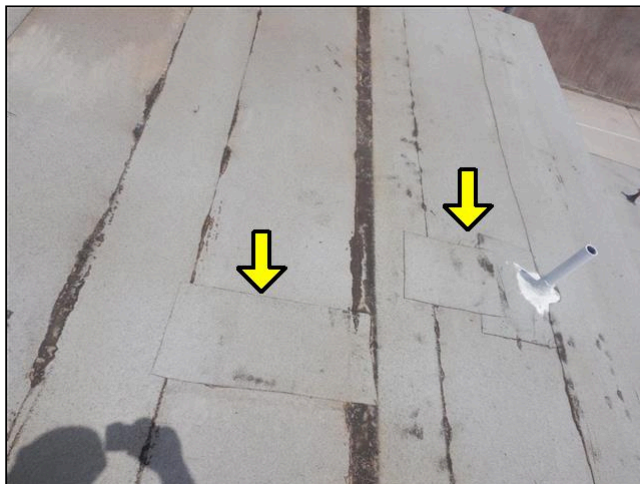
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

IN NI NP RR IO Items

(3) Several areas of the rolled roofing material appears not to have been installed properly/ overlapped properly. We recommend further evaluation and necessary repairs by a licensed roofing contractor.



1.0 Item 7(Picture)



1.0 Item 8(Picture)

□ □ □ ● □

1.1 FLASHINGS AND ROOF PENETRATIONS

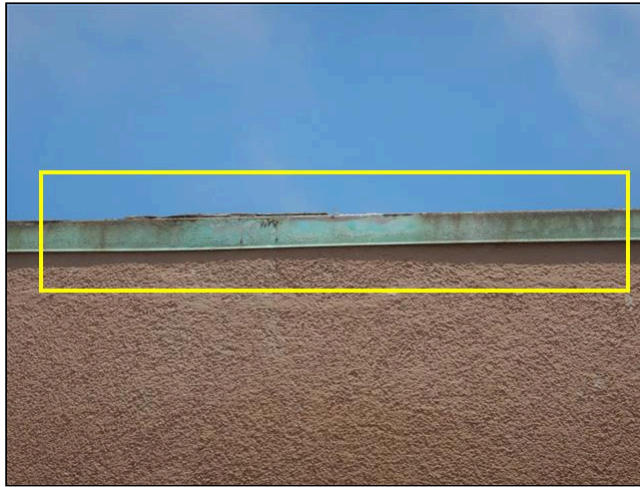
Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

The roof metal flashing are rusted/ deteriorated at several areas. We recommend further evaluation of all metal components and necessary maintenance, replacement and repairs as needed by a qualified licensed roof contractor.



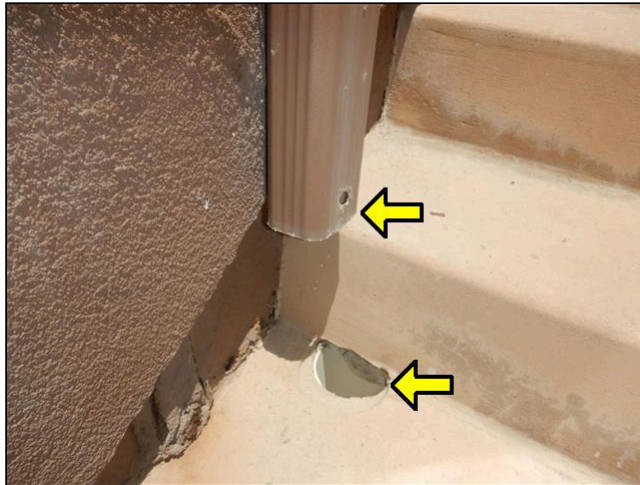
1.1 Item 1(Picture)



1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

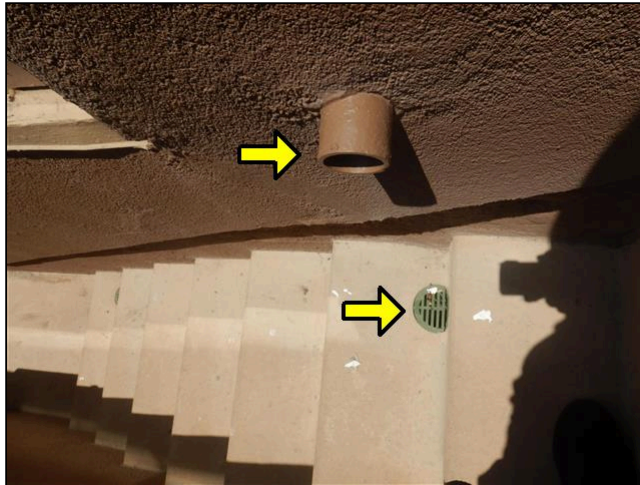
(1) We recommend tying the downspouts into the surface drains by a qualified licensed contractor.



1.2 Item 1(Picture)

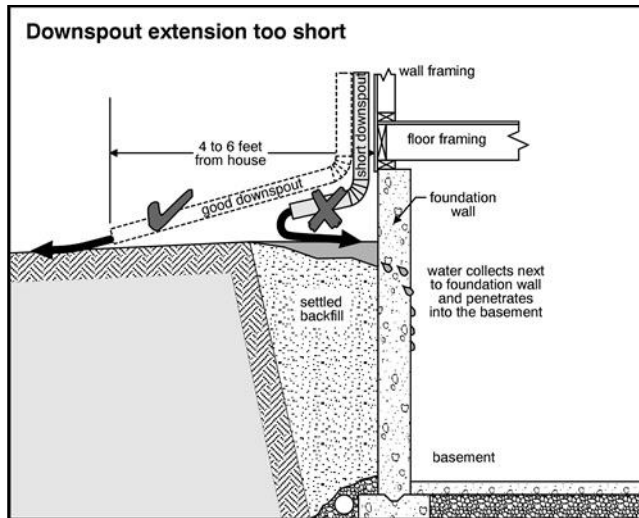
IN NI NP RR IO Items

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



1.2 Item 2(Picture)

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



1.2 Item 3(Picture)

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



1.2 Item 4(Picture)

1.3 ROOF SHEATHING (OBSERVABLE)

Comments:

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

1.4 SKYLIGHT(S) / SOLAR TUBE(S)

SKYLIGHT(S): ONE

Comments:

Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a licensed roofing contractor. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if concerned.

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

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

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

2. Exterior

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



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

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

IN NI NP RR IO Items

2.0 EXTERIOR (GENERAL COMMENTS)

Comments:

(1) This home is located close to the coast/ ocean. High-salt content in coastal environments can shorten the life spans of many types of metal components such as but not limited to fixtures, appliances, flashings, and doors/windows. Rusting/corrosion was observed at several areas, components and systems throughout the house. We recommend necessary repairs or replacement of any rusted and corroded items/ components where needed by a qualified licensed contractor in the appropriate trade.



2.0 Item 1(Picture)

IN NI NP RR IO Items

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



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)

(2) 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:

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: 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.



2.3 WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: STUCCO, STONE VENEER

Comments:

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

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



2.3 Item 1(Picture)

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



2.4 DOORS (EXTERIOR)

Comments:

(1) Several sliding screen doors sticks the track and are difficult to slide. We recommend making necessary repairs/replacement where needed by a licensed contractor.



2.4 Item 1(Picture)

IN NI NP RR IO Items

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2.4 Item 2(Picture)



2.4 Item 3(Picture)

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



2.4 Item 4(Picture)

IN NI NP RR IO Items

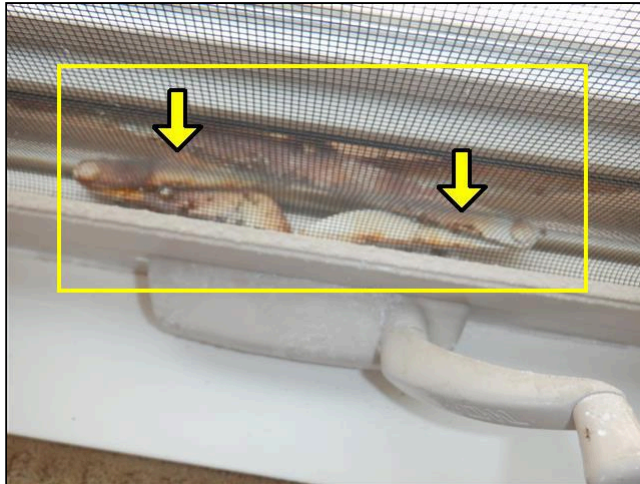
- (3) The master bedroom sliding screen door locking latch is missing/ doesn't latch. We recommend necessary repairs or replacement by a qualified person.
- (4) The front door weather-stripping is damaged. We recommend replacement by a qualified person.

2.5 WINDOWS (INTERIOR AND EXTERIOR)

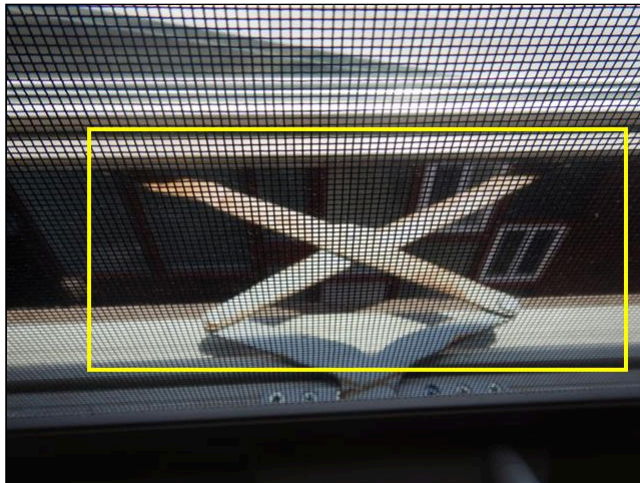
WINDOWS: DOUBLE PANE VINYL

Comments:

- (1) The window crank mechanisms are rusted at the windows throughout house. We recommend further evaluation of all metal components and necessary maintenance, replacement and repairs as needed by a qualified licensed window contractor.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

IN NI NP RR IO Items

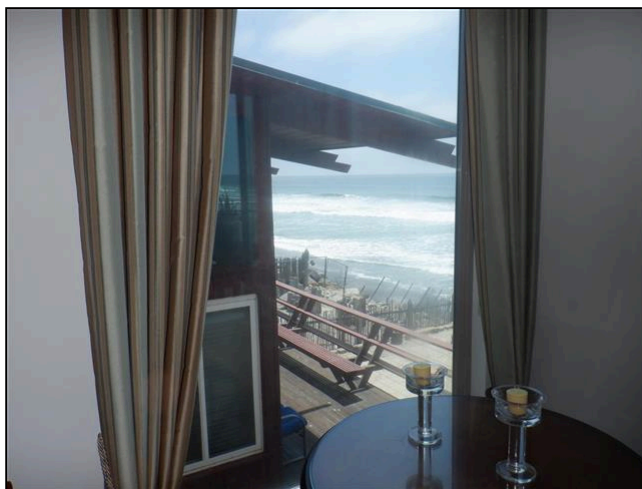
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IN NI NP RR IO Items

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



2.5 Item 3(Picture)



2.5 Item 4(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(3) There are several windows that are very difficult to open. We recommend necessary repairs where needed by a qualified licensed window contractor.



2.5 Item 5(Picture)



2.5 Item 6(Picture)

(4) Damaged seals were observed between the panes of glass at several window(s). This can be caused by exposure to the sun (excessive heat) or a manufacturing flaw. Replacement of the insulated unit is needed to restore visibility. We recommend having all of the windows reviewed by a qualified licensed window contractor to determine how many windows require repair/replacement.

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

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

2.6 SAFETY GLASS (EXTERIOR)

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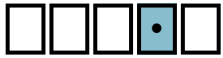
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IN NI NP RR IO Items



2.7 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

DRIVEWAY: CONCRETE



2.8 EXTERIOR STAIRS/ STEPS

Comments:

There is no handrail installed at the right side 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.



2.8 Item 1(Picture)



2.9 FENCE AND/OR GATES



2.10 OUTLETS/ WIRING/ FIXTURES

Comments:

A receptacle at the middle balcony did not operate when tested. We recommend further evaluation and necessary repairs by a licensed electrician.



2.10 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

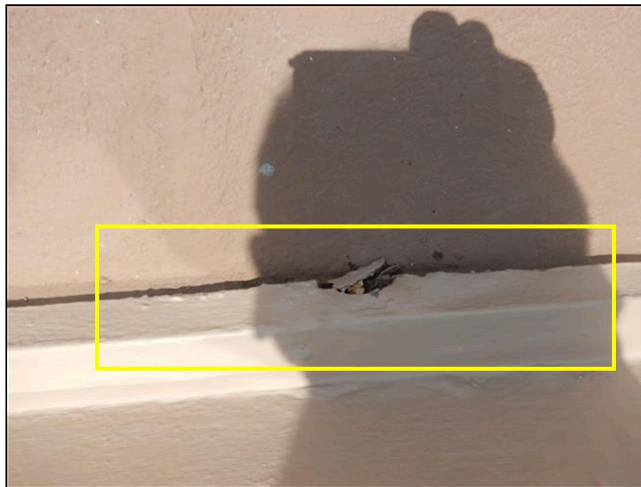
2.11 DECKS

Comments:

(1) The deck metal flashing are rusted/ deteriorated at several areas. We recommend further evaluation of all metal components and necessary maintenance, replacement and repairs as needed by a qualified licensed contractor.



2.11 Item 1(Picture)



2.11 Item 2(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items



2.11 Item 3(Picture)

(2) One of the middle balcony drain caps is missing. We recommend replacement by a licensed contractor.



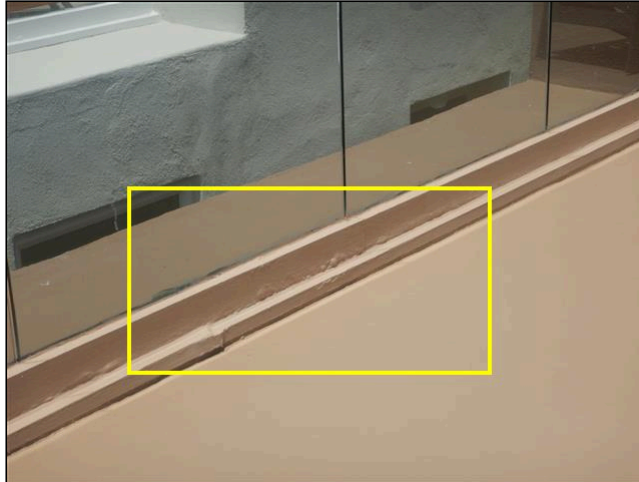
2.11 Item 4(Picture)

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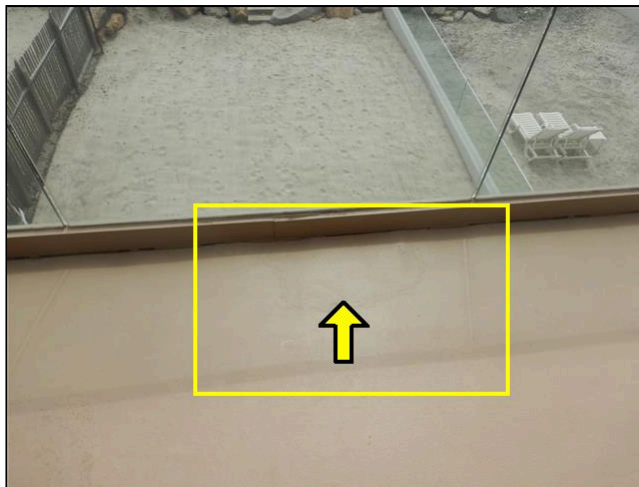
IN NI NP RR IO Items

(3) Bubbling paint is observed at the decks and decking flashing. We recommend necessary repairs by a qualified licensed contractor.



2.11 Item 5(Picture)

(4) There is a soft spot at on of the decks. We recommend further evaluation and necessary repairs by a licensed deck contractor.



2.11 Item 6(Picture)



2.12 EXTERIOR - OTHER

Comments:

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

IN NI NP RR IO Items

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

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

3. Electrical System

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



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IN NI NP RR IO Items

3.0 MAIN PANEL

MAIN PANEL CAPACITY: 200 AMP

ELECTRIC SERVICE CONDUCTORS: BELOW GROUND, ALUMINUM, 220 VOLTS

Comments:

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



3.0 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) Rust is observed in and around the main electric panel. This condition could cause the breakers to become unreliable or cause poor connections. We recommend further evaluation by a licensed electrician and necessary corrections as needed.



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items



3.1 SUB PANEL

Comments:

Photo of the sub electrical panels.



3.1 Item 1(Picture)



3.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

Comments:

(1) **Photo inside of the main electrical panel.**

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



3.2 Item 1(Picture)

IN NI NP RR IO Items

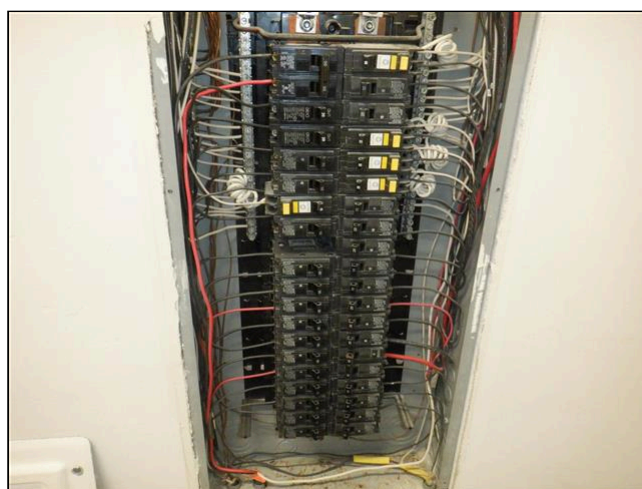
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only



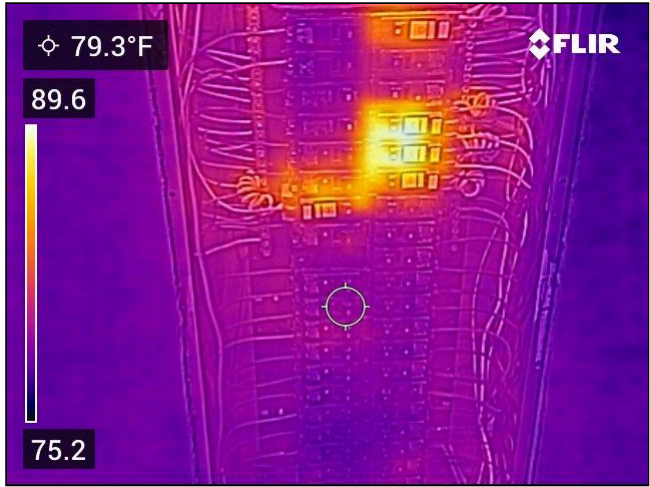
3.2 Item 2(Picture)

(2) **Photo inside of the sub electrical panels.**

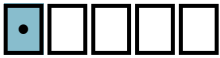
The dead front covers were removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



3.2 Item 3(Picture)



3.2 Item 4(Picture)



3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER

WIRING METHODS: ROMEX

Comments:

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



3.4 SERVICE AND GROUNDING EQUIPMENT



3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Comments:

IN NI NP RR IO Items

(1) Several lights throughout the house/ garage did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that theses lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

IN NI NP RR IO Items

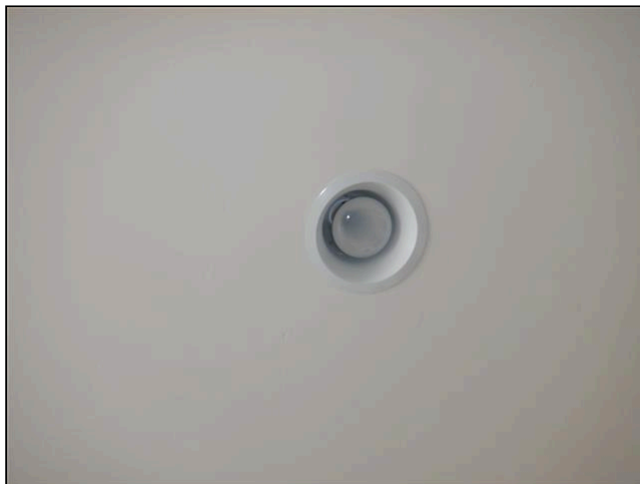
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3.5 Item 3(Picture)



3.5 Item 4(Picture)



3.5 Item 5(Picture)

IN NI NP RR IO Items

(2) The door bell is inoperable. We recommend necessary repair or replacement by a qualified person.



3.5 Item 6(Picture)

3.6 SWITCHES

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

Comments:

Photo of a receptacle being tested.

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



3.7 Item 1(Picture)

IN NI NP RR IO Items

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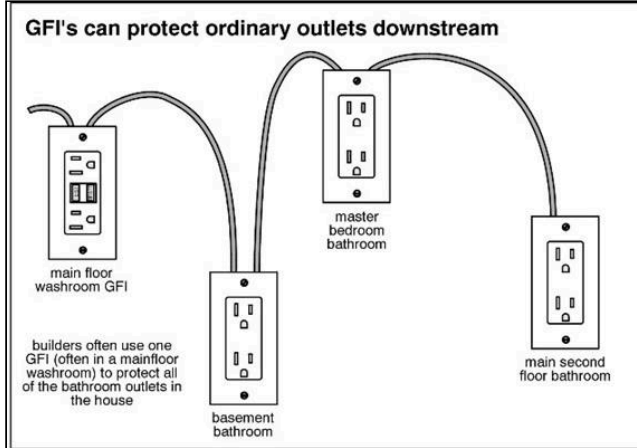
3.7 Item 2(Picture)

3.8 RECEPTACLE(S) ISSUES

3.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

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



3.9 Item 1(Picture)



3.9 Item 2(Picture)

3.10 JUNCTION BOXES (OBSERVABLE)

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IN NI NP RR IO Items



3.11 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Comments:

(1) There are several exterior light fixtures that did not function when tested. This may be due to bad bulbs or possible electrical problems. We recommend changing the bulbs and re testing these lights. If these lights fail to function, we recommend further evaluation a qualified licensed electrician and repairs or replacement as needed.



3.11 Item 1(Picture)

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



3.11 Item 2(Picture)



3.12 INTERCOM

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

The intercom system is beyond the scope of the home inspection and was not inspected. We recommend verifying that the intercom system is operational prior to the end of your contingency period.



3.12 Item 1(Picture)

IN NI NP RR IO Items

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

4. Garage

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



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IN NI NP RR IO Items

4.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL

Comments:

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

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



4.0 Item 1(Picture)

IN NI NP RR IO Items

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4.0 Item 2(Picture)

4.1 GARAGE VEHICLE DOOR OPENER(S)

Comments:

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

4.2 GARAGE CEILING

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Comments:

IN NI NP RR IO Items

(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.

(2) Water intrusion is noted at a wall in the garage possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined with in the scope of this general home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repairs made as needed.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

IN NI NP RR IO Items

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4.3 Item 3(Picture)



4.3 Item 4(Picture)



4.4 GARAGE FLOOR/ SLAB

Comments:

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



4.5 FIRE-RATED DOOR

Comments:

(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

IN NI NP RR IO Items

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 door from the garage to the house rubs the door frame. We recommend necessary repairs by a licensed door contractor.



4.5 Item 1(Picture)



4.6 FIRE-DOOR CLOSING DEVICE

Comments:

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.



4.6 Item 1(Picture)



4.7 GARAGE VENTILATION

Comments:

Garage vents are not present in the garage. Garage vents are needed to allow chemical

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IN NI NP RR IO Items

and gas vapors to dissipate, and allow fresh combustion air into the garage for gas burning appliances. We recommend having vents installed by a qualified licensed contractor.

4.8 OUTLETS/ FIXTURES/ WIRING/ 220V

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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IN NI NP RR IO Items

5.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER YEAR MANUFACTURED: UNKNOWN/ NOT VISIBLE

WATER HEATER POWER SOURCE: NATURAL GAS

WATER HEATER CAPACITY: TANKLESS

Comments:

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



5.0 Item 1(Picture)

IN NI NP RR IO Items

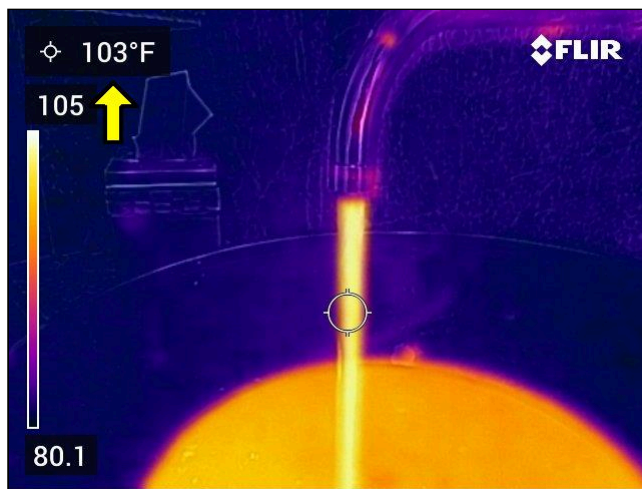
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5.0 Item 2(Picture)

(2) **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 3(Picture)



5.0 Item 4(Picture)

(3) A tankless water heater is installed in this property. Tankless water heaters do not store water in a tank like conventional tank water heater. When a hot water fixture is opened in the property, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate and shortened life span. Due to this condition we recommend having the tankless water heaters serviced upon moving into the property and on a yearly basis or as needed by a licensed plumber.

5.1 MAIN WATER HEATER FLUE

5.2 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

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

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

Comments:

(1) The screws are stripped at the access cover underneath the 1st level stairwell preventing the panel to be taken off. Underneath the stairwell and its related components could not be inspected at this time. We recommend that the stripped screw be removed and that this area and it's related components be inspected by this company or a qualified person prior to the end of your contingency period.



6.0 Item 1(Picture)

(2) 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*).

(3) Determining if damage, the presence of organic growths, moisture or wood rot

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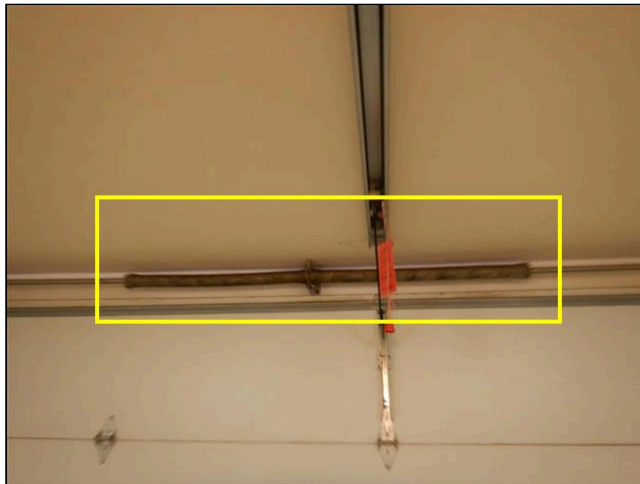
IN NI NP RR IO Items

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

(4) **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.

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

(6) This home is located close to the coast/ ocean. High-salt content in coastal environments can shorten the life spans of many types of metal components such as but not limited to fixtures, appliances, flashings, and doors/windows. Rusting/corrosion was observed at several areas, components and systems throughout the house. We recommend necessary repairs or replacement of any rusted and corroded items/ components where needed by a qualified licensed contractor in the appropriate trade.



6.0 Item 2(Picture)

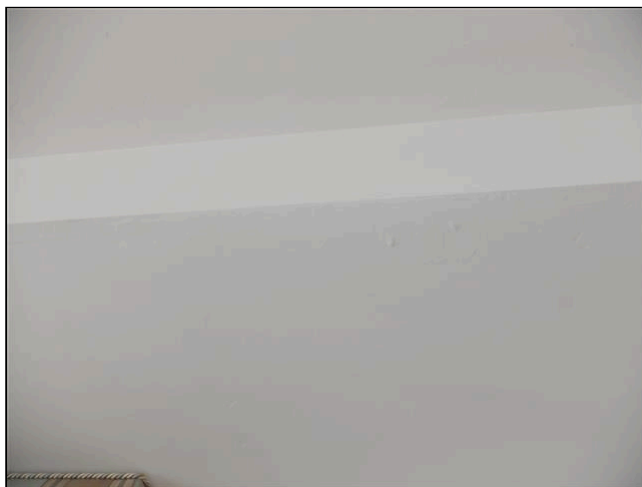
6.1 CEILINGS

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Comments:

(1) Paint was observed to be "bubbling"/failing at the ceiling in the living room. These areas were tested for moisture and were found to be dry at the time of the inspection. No elevated level of moisture was detected which may indicate that the staining is old or from a one-time event (such as a tub/toilet over-flow). The stain were dry at the time of the inspection so I could not determine if the leak is still active. Under certain conditions or regular use there may be an active leak. We recommend further evaluation by a licensed plumber prior to the end of your contingency period if concern.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

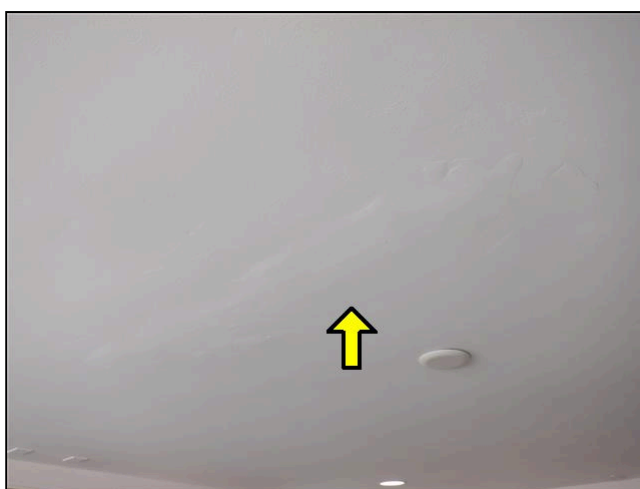
IN NI NP RR IO Items

(2) Hairline cracking was observed at the ceiling at several locations in the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.



6.1 Item 3(Picture)

(3) Patching was noted at the ceiling in the family room and in the lower level room. We recommend asking the seller if they have knowledge of the repair or cause.



6.1 Item 4(Picture)

IN NI NP RR IO Items

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6.1 Item 5(Picture)

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



6.2 WALLS

Comments:

(1) Moisture intrusion was observed at a wall adjacent to right side window in the living room, possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined withing the scope of a home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repair made as needed.



6.2 Item 1(Picture)

IN NI NP RR IO Items



6.2 Item 2(Picture)



6.2 Item 3(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) Moisture intrusion was observed at a wall to the right side of the middle level sliding , possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined withing the scope of a home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repair made as needed.



6.2 Item 4(Picture)

(3) Water intrusion observed at a wall in the stairwell closet, possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined withing the scope of a home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repair made as needed.



6.2 Item 5(Picture)

IN NI NP RR IO Items

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6.2 Item 6(Picture)

(4) Hairline cracking was observed at several locations. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed painter.



6.2 Item 7(Picture)

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

(7) 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

IN NI NP RR IO Items

damage found be repaired or replaced by a qualified licensed contractor in the appropriate trade.

6.3 FLOOR COVERINGS

Comments:

Carpets throughout the house are dirty. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.

6.4 STEPS, STAIRWAYS, RAILINGS

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Comments:

(1) At the time of the inspection there was a mold and/ or mildew odor noted below the kitchen sink. This could be a health and safety concern. We recommend obtaining further evaluation from a qualified licensed expert to determine the extent of the necessary corrective measures required.



6.5 Item 1(Picture)

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

6.6 DOORS (REPRESENTATIVE NUMBER)

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) Door stoppers are missing at several doors. Door stoppers are recommended where door handles contact walls. We recommend adding door stops and repair of any walls by a qualified person.



6.6 Item 1(Picture)

(2) The left side guest bedroom door hardware is misaligned; the door does not latch. We recommend adjusting the strike plate or necessary corrections made by a qualified person.



6.6 Item 2(Picture)

IN NI NP RR IO Items

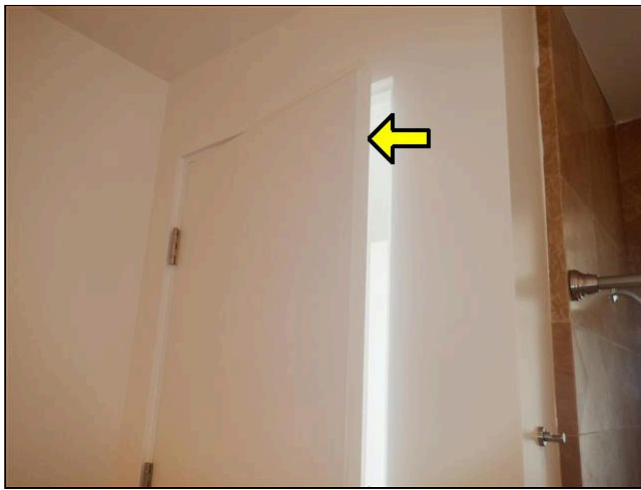
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(3) Both of the guest bedroom bathroom doors rub at the frame. We recommend necessary corrections by a qualified person.



6.6 Item 3(Picture)



6.6 Item 4(Picture)



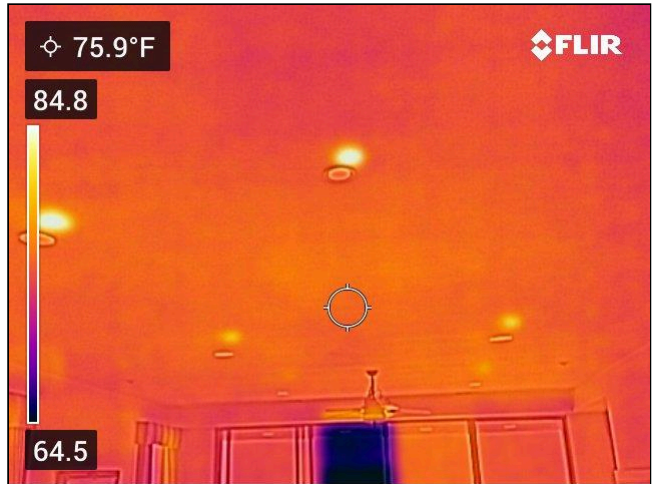
6.7 INFRARED CAMERA INSPECTION FINDINGS

Comments:

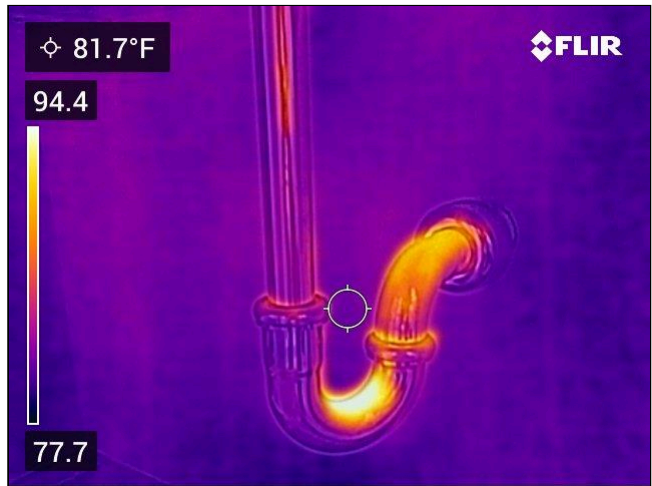
IN NI NP RR IO Items

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

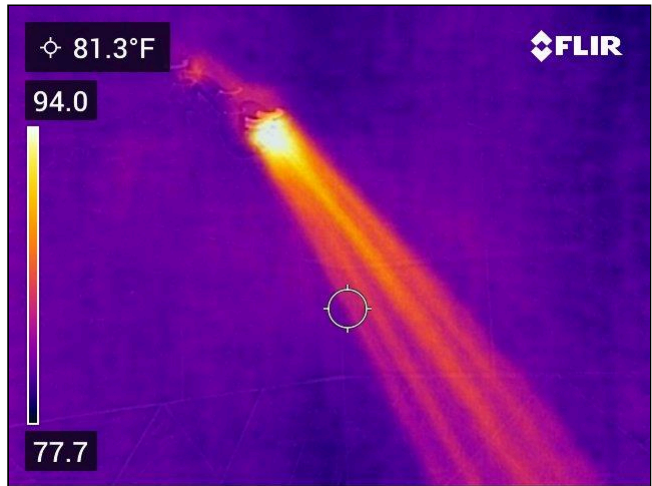
(1) Infrared Camera Thermal Photos.



6.7 Item 1(Picture)



6.7 Item 2(Picture)



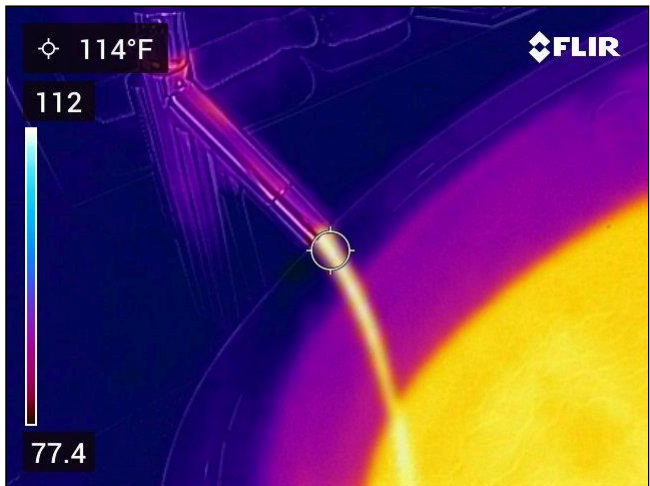
6.7 Item 3(Picture)



6.7 Item 4(Picture)



6.7 Item 5(Picture)



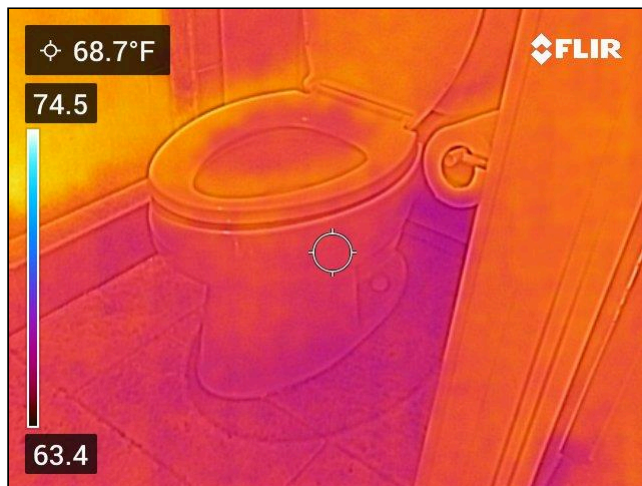
6.7 Item 6(Picture)



6.7 Item 7(Picture)



6.7 Item 8(Picture)



6.7 Item 9(Picture)



6.7 Item 10(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.

6.10 ELEVATORS

Comments:

IN NI NP RR IO Items

The elevator was not inspected and is out of the scope of a general home inspection. We recommend that the elevator be inspected by a qualified licensed contractor prior to the of your contingency period.



6.10 Item 1(Picture)

IN NI NP RR IO Items

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

7. Plumbing System



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

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

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

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

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IN NI NP RR IO Items

7.0 DRAIN, WASTE, AND VENT SYSTEMS

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

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: 2" DIAMETER

Comments:

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

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

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

IN NI NP RR IO Items

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Comments:

Several corroded pipes and water shut off valves are observed in the garage. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.



7.1 Item 1(Picture)

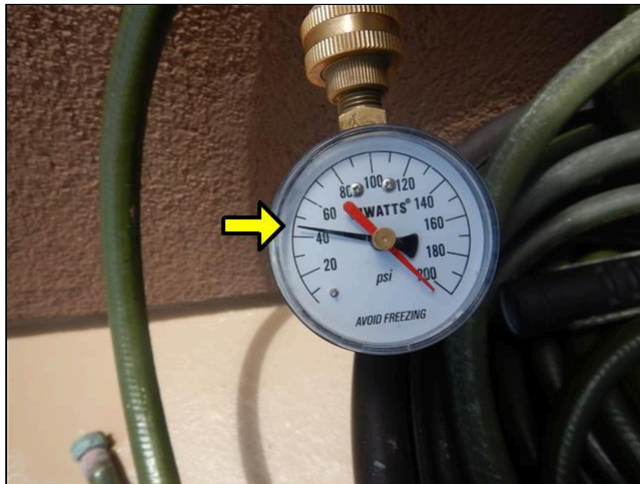


7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 45-50 PSI

Comments:

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

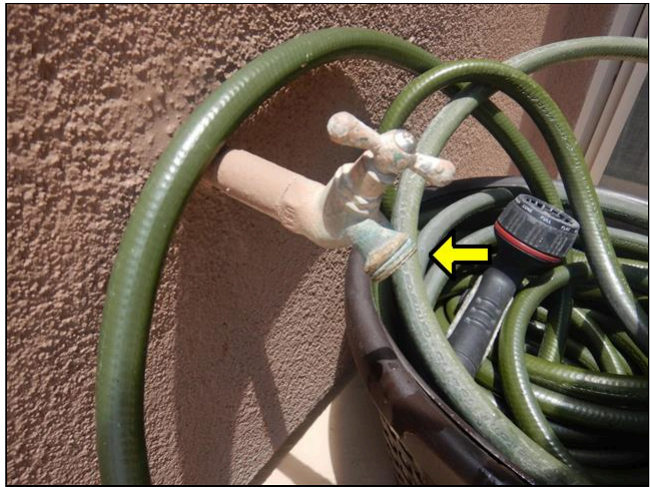
(2) The exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. These anti-siphon or anti-backflow devices help prevent contaminated water

IN NI NP RR IO Items

from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices at the every exterior hose spigots by a qualified person.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

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7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments:

IN NI NP RR IO Items

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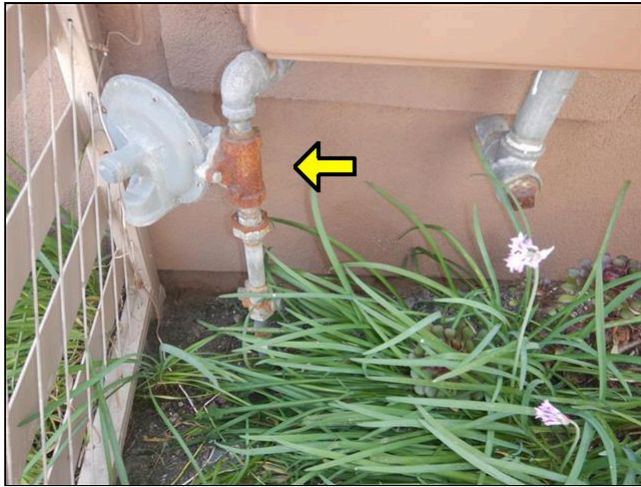
IN NI NP RR IO Items

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



7.4 Item 1(Picture)

(2) The piping at the gas meter is worn/ rusted. We recommend further evaluation by the local gas company for possible replacement prior to the end of your contingency period.



7.4 Item 2(Picture)

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7.5 SINK(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

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)



7.6 FAUCET(S)

Comments:

(1) The hot and cold water supply is reversed at the kitchen sink. This is considered a scalding and safety hazard. We recommend necessary corrections by a qualified licensed plumber safety.



7.6 Item 1(Picture)

(2) The cold water supply was shut off at the bar sink faucet. This condition could that there is a leak or other problem. Home Inspectors do not turn any valves on that are off. We recommend further evaluation by a qualified licensed plumber for necessary repairs or replacement.



7.7 WATER FILTER(S)

Comments:

There is a water filter installed which we did not inspect. Water filters are out of the

IN NI NP RR IO Items

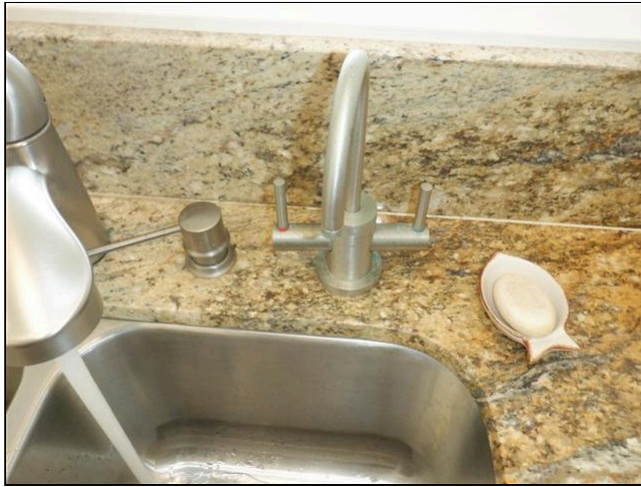
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.



7.7 Item 1(Picture)



7.7 Item 2(Picture)

7.8 SEWER EJECTOR PUMP

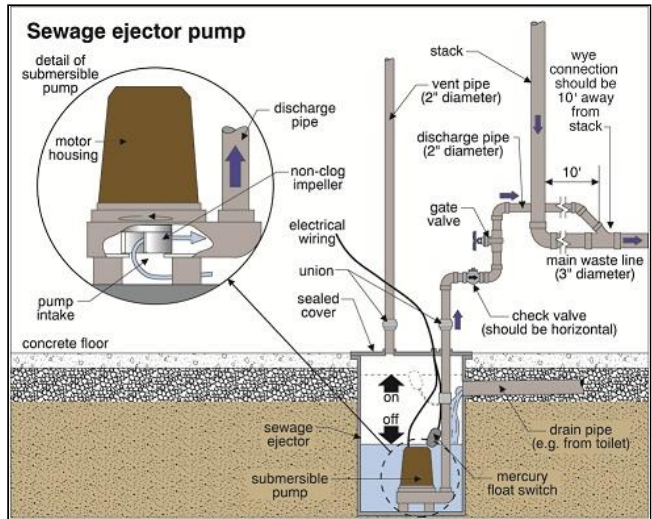
Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

There is a sewer ejector pump installed. Sewer ejector pumps are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.



7.8 Item 1(Picture)



7.9 STEAM SHOWER

Comments:

There is a steam shower installed. Steam showers are out of the scope of our general home inspection. We recommend further evaluation by a qualified person if concerned.

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) . Half 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



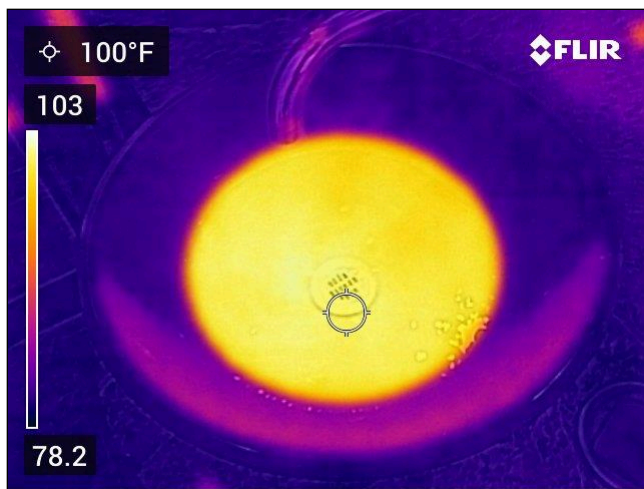
8.0.A SINK(S)

Comments:

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



8.0.A Item 1(Picture)



8.0.A Item 2(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(2) The sink is loose on the countertop. This is non standard. We recommend making necessary repairs where needed by a licensed plumber.



8.0.A Item 3(Picture)

(3) 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.A Item 4(Picture)

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8.1.A TOILET

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

The toilet did not flush when tested. We recommend further evaluation and necessary repairs by a licensed plumber.



8.1.A Item 1(Picture)



8.2.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

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

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

8(B) . Left Side Guest Bedroom Bathroom

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



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

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

IN NI NP RR IO Items

8.0.B SHOWER

Comments:

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



8.0.B Item 1(Picture)

8.1.B EXHAUST FAN

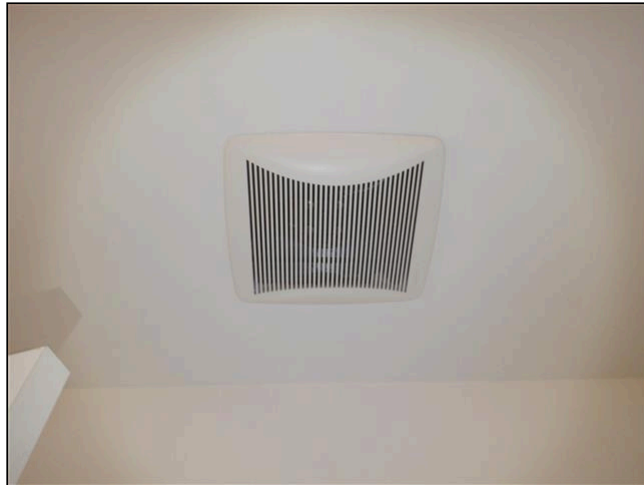
Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

The bathroom vent did not work when tested. It is important to have a functional vent to remove humid air. We recommend necessary repairs or replacement by a qualified licensed contractor.



8.1.B Item 1(Picture)

8.2.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

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

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

8(C) . Right Side Guest Bedroom Bathroom

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



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

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

IN NI NP RR IO Items



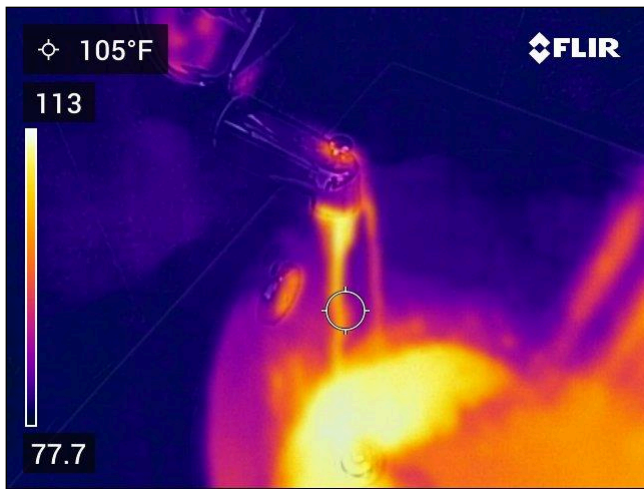
8.0.C TUB/ SHOWER ENCLOSURE

Comments:

(1) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.



8.0.C Item 1(Picture)



8.0.C Item 2(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(2) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.



8.0.C Item 3(Picture)



8.1.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.

8(D) . 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.D SINK(S)

Comments:

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



8.0.D Item 1(Picture)

8.1.D SHOWER

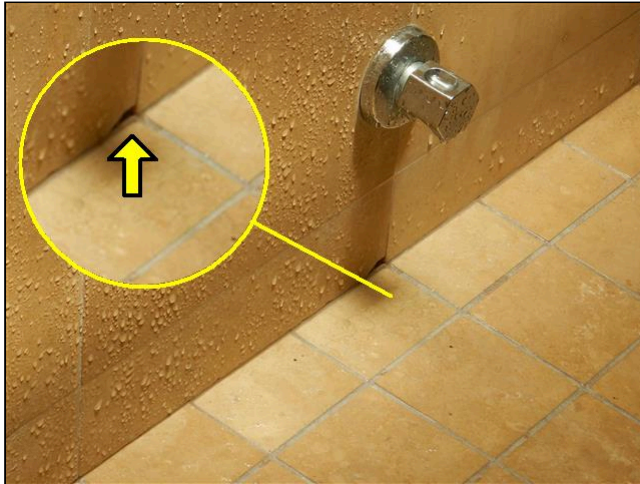
Comments:

IN NI NP RR IO Items

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

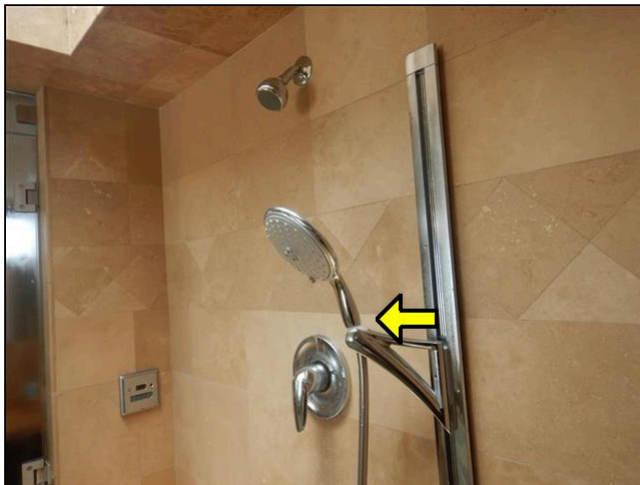
IN NI NP RR IO Items

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



8.1.D Item 1(Picture)

(2) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.



8.1.D Item 2(Picture)

• □ □ □ □ 8.2.D 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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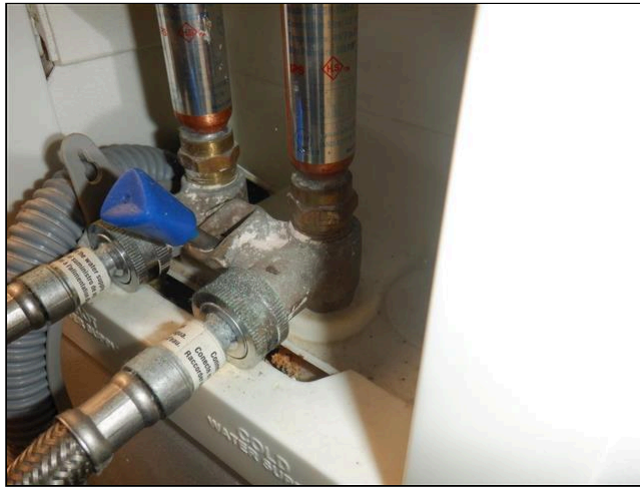
IN NI NP RR IO Items

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: 220 VOLT ELECTRIC (3 PRONG)

Comments:

(1) The laundry faucet valves are corroded. We recommend replacement by a qualified licensed plumber.



9.0 Item 1(Picture)

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



9.0 Item 2(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(3) A washer pan and drain line is not installed under the washing machine. When a washing machine is installed on a floor level above another finished floor a washer pan and drain line should be installed to help prevent damage from an overflowing washer or a leak. We recommend installing a drain pan and a drain line if possible by a qualified licensed plumber.



9.0 Item 3(Picture)



9.1 CLOTHES DRYER VENT

DRYER VENT: FOIL

Comments:

- (1) We recommend having the dryer vent cleaned by a qualified person.
- (2) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.



9.2 LAUNDRY ROOM VENT

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

The laundry area vent operated when tested at the time of the inspection.



9.2 Item 1(Picture)



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.



9.3 Item 1(Picture)

IN NI NP RR IO Items

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

10. Fireplaces/ Chimneys

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

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

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

IN NI NP RR IO Items

10.0 FIREPLACE(S)

NUMBER OF FIREPLACE(S): TWO

10.1 HEARTH/ MANTLE

10.2 OPERATING CONTROLS

Comments:

(1) The wall switch does not shut off the master bedroom gas fireplace. We recommend further evaluation and necessary repairs by a qualified licensed contractor.



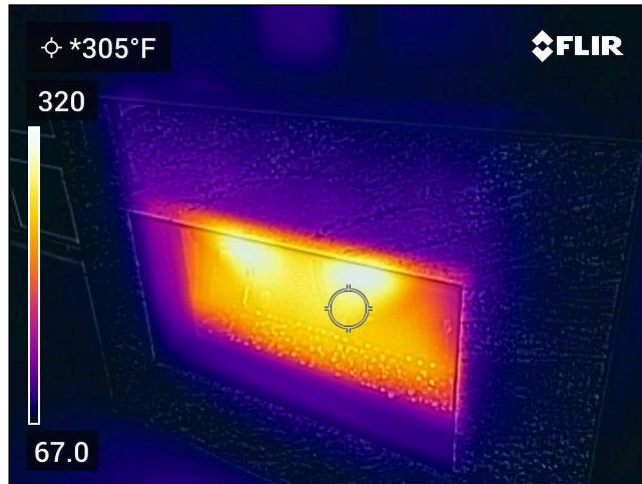
10.2 Item 1(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(2) The wall switch activated gas fireplaces were functional at the time of the inspection.



10.2 Item 2(Picture)



10.2 Item 3(Picture)

IN NI NP RR IO Items

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

11. Detectors, Safety, Security



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:

Carbon Monoxide detectors are not installed in this property. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

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.

11.3 SECURITY SYSTEM

Comments:

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

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.

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IN NI NP RR IO Items

12.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR

NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): TWO

ENERGY SOURCE: NATURAL GAS

AGE OF HEATER: GAS - 15-20 YEARS OLD

Comments:

(1) **Photo of the furnace(s).**



12.0 Item 1(Picture)

IN NI NP RR IO Items

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12.0 Item 2(Picture)



12.0 Item 3(Picture)

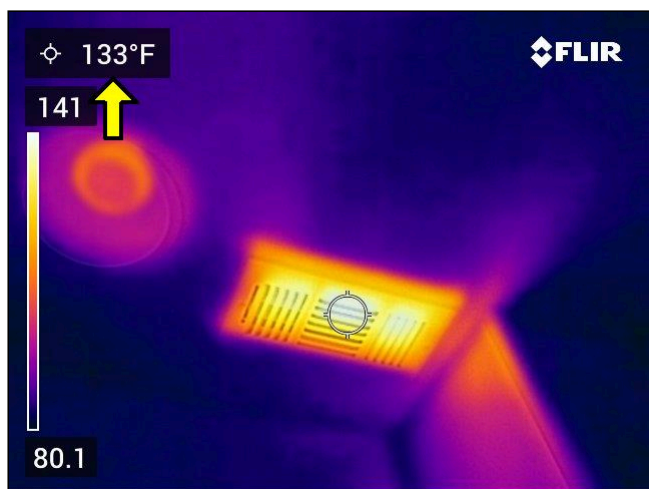


12.0 Item 4(Picture)

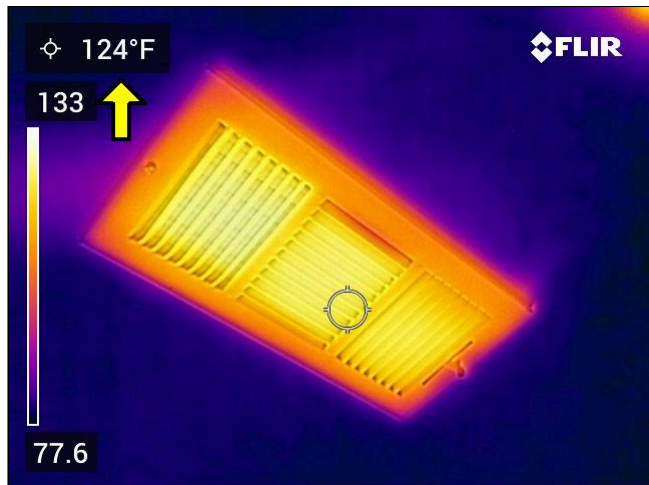
IN NI NP RR IO Items

(2) Both of the furnaces were tested and were observed to be functional/ operated at the time of the inspection.

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



12.0 Item 5(Picture)



12.0 Item 6(Picture)

IN NI NP RR IO Items

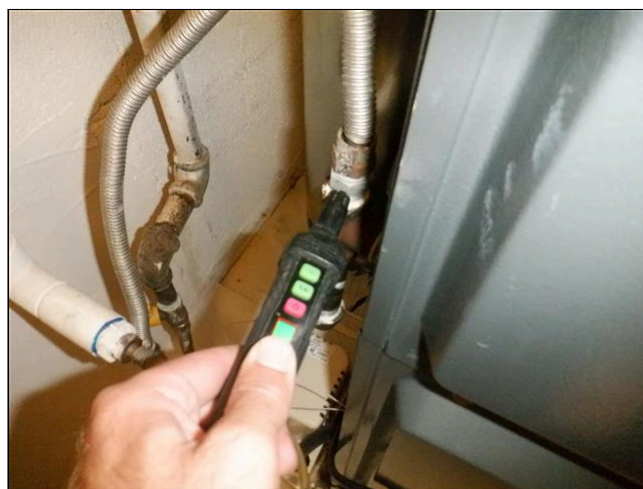
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

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



12.0 Item 7(Picture)



12.0 Item 8(Picture)

12.1 THERMOSTAT(S)

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



12.1 Item 1(Picture)



12.1 Item 2(Picture)

12.2 VENTS AND FLUES (HEATING SYSTEM)

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

DUCTWORK: INSULATED

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

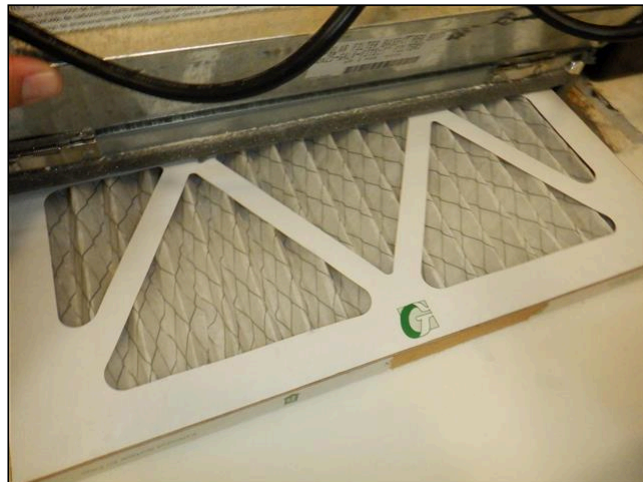
Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

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



12.3 Item 1(Picture)

IN NI NP RR IO Items

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

13. Cooling Equipment

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



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IN NI NP RR IO Items

13.0 COOLING EQUIPMENT

NUMBER OF A/C UNITS: NONE

Comments:

There is no AC installed in this property. This is for your information.

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.



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IN NI NP RR IO Items

14.0 INSULATION IN THE ATTIC SPACE

ATTIC INSULATION: NOT VISIBLE, UNKNOWN

Comments:

The attic space insulation was not visible.

14.1 BATHROOM VENTING

IN NI NP RR IO Items

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

15. Structural Components

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



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

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

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IN NI NP RR IO Items

15.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: NONE FOUND, INACCESSIBLE
WALL STRUCTURE: WOOD STUDS, MASONRY BLOCK

15.1 ROOF STRUCTURE AND ATTIC SPACE

ROOF TYPE: FLAT
ROOF STRUCTURE: NOT VISIBLE, COULD NOT DETERMINE

Comments:

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

15.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB

Comments:

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

15.3 FOUNDATION

FOUNDATION: POURED CONCRETE, MASONRY BLOCK

15.4 FOUNDATION BOLT(S)

FOUNDATION BOLTS: NOT VISIBLE

Comments:

Foundation bolts are not visible due to finished wall materials. However, due to the age

IN NI NP RR IO Items

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IN NI NP RR IO Items

of the house foundation bolts are likely to be present.

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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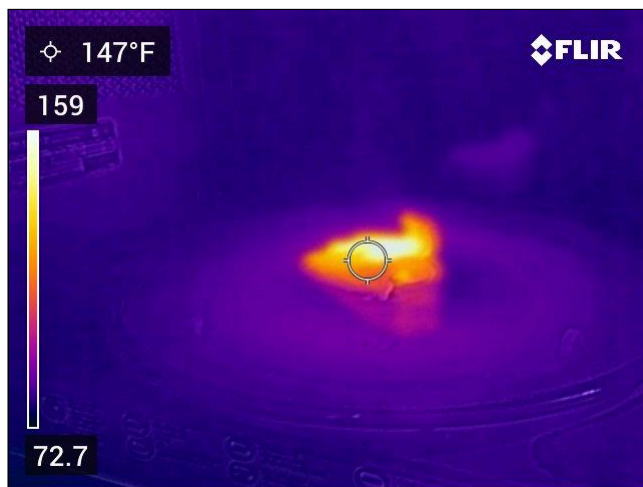
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16.0 MICROWAVE (BUILT-IN)

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

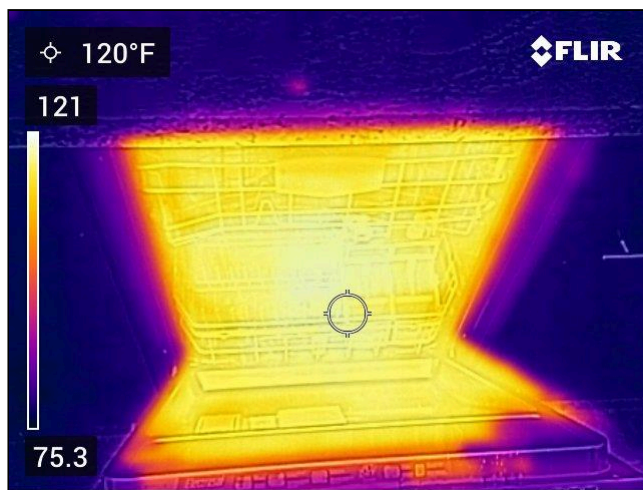
Comments:

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 right side dishwasher being tested.**

The right side 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 left side double dishwashers showed an error code when turned on. We recommend further evaluation by a licensed appliance contractor and have repairs/ replacement made where needed.



16.1 Item 2(Picture)



16.2 FOOD WASTE DISPOSER

Comments:

IN NI NP RR IO Items

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



16.2 Item 1(Picture)



16.3 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:

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



16.3 Item 1(Picture)



16.4 COOKTOP

Comments:

IN NI NP RR IO Items

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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:

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:

IN NI NP RR IO Items

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



16.6 Item 1(Picture)

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

IN NI NP RR IO Items

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

17. Gas, Electric, Water Shut-Off Locations

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

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IN NI NP RR IO Items

17.0 MAIN GAS SHUT-OFF VALVE

Comments:

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



17.0 Item 1(Picture)

17.1 MAIN ELECTRICAL PANEL

Comments:

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



17.1 Item 1(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

17.2 MAIN WATER SHUT-OFF

Comments:

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



17.2 Item 1(Picture)

17.3 SUB ELECTRICAL PANEL(S)

Comments:

A sub panel is located in the downstairs "office."



17.3 Item 1(Picture)

IN NI NP RR IO Items

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General Summary



The Property Inspection Pros

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

Customer

Jon Rikki

Address

4123 Main Place
 Oceanside CA 92054

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

1.0 FLAT ROOF COVERINGS/ MATERIALS

Inspected

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

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) We recommend tying the downspouts into the surface drains by a qualified licensed contractor.

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

1.4 SKYLIGHT(S) / SOLAR TUBE(S)

Inspected

Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a licensed roofing contractor. Skylights may leak at any time. We recommend obtaining a roof

certification before the close of escrow if concerned.

2. Exterior

2.0 EXTERIOR (GENERAL COMMENTS)

Repair or Replace

(1) This home is located close to the coast/ ocean. High-salt content in coastal environments can shorten the life spans of many types of metal components such as but not limited to fixtures, appliances, flashings, and doors/windows. Rusting/corrosion was observed at several areas, components and systems throughout the house. We recommend necessary repairs or replacement of any rusted and corroded items/ components where needed by a qualified licensed contractor in the appropriate trade.

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)

Inspected

(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.

2.3 WALL CLADDING FLASHING AND TRIM

Repair or Replace

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

2.4 DOORS (EXTERIOR)

Repair or Replace

(1) Several sliding screen doors sticks the track and are difficult to slide. We recommend making necessary repairs/replacement where needed by a licensed contractor.

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

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

(4) The front door weather-stripping is damaged. We recommend replacement by a qualified person.

2.5 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

(2) Condensation was observed between the panes of glass at several windows throughout the house. This occurs when the seal has failed between the panes of glass, and ambient air has entered the assembly. Replacement of the glass is required. Since some failed windows may not be easily found due

to changing ambient conditions (heat, humidity, etc). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement. We recommend repairing or replacing all windows that have failed window seals by a licensed window contractor.

(3) There are several windows that are very difficult to open. We recommend necessary repairs where needed by a qualified licensed window contractor.

(4) Damaged seals were observed between the panes of glass at several window(s). This can be caused by exposure to the sun (excessive heat) or a manufacturing flaw. Replacement of the insulated unit is needed to restore visibility. We recommend having all of the windows reviewed by a qualified licensed window contractor to determine how many windows require repair/replacement.

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

2.8 EXTERIOR STAIRS/ STEPS

Repair or Replace

There is no handrail installed at the right side 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 OUTLETS/ WIRING/ FIXTURES

Repair or Replace

A receptacle at the middle balcony did not operate when tested. We recommend further evaluation and necessary repairs by a licensed electrician.

2.11 DECKS

Repair or Replace

(4) There is a soft spot at on of the decks. We recommend further evaluation and necessary repairs by a licensed deck contractor.

3. Electrical System

3.0 MAIN PANEL

Repair or Replace

(2) Rust is observed in and around the main electric panel. This condition could cause the breakers to become unreliable or cause poor connections. We recommend further evaluation by a licensed electrician and necessary corrections as needed.

3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Several lights throughout the house/ garage did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that theses lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.

(2) The door bell is inoperable. We recommend necessary repair or replacement by a qualified person.

3.11 EXTERIOR LIGHTING

Repair or Replace

(1) There are several exterior light fixtures that did not function when tested. This may be due to bad bulbs or possible electrical problems. We recommend changing the bulbs and re testing these lights. If these lights fail to function, we recommend further evaluation a qualified licensed electrician and repairs or replacement as needed.

(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)

Inspected

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.

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Repair or Replace

(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.

(2) Water intrusion is noted at a wall in the garage possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined with in the scope of this general home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repairs made as needed.

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 door from the garage to the house rubs the door frame. We recommend necessary repairs by a licensed door contractor.

4.6 FIRE-DOOR CLOSING DEVICE

Repair or Replace

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.

4.7 GARAGE VENTILATION

Not Present

Garage vents are not present in the garage. Garage vents are needed to allow chemical and gas vapors to dissipate, and allow fresh combustion air into the garage for gas burning appliances. We recommend having vents installed by a qualified licensed contractor.

6. Interiors

6.0 INTERIORS (GENERAL COMMENTS)

Repair or Replace

(1) The screws are stripped at the access cover underneath the 1st level stairwell preventing the panel to be taken off. Underneath the stairwell and its related components could not be inspected at this

time. We recommend that the stripped screw be removed and that this area and its related components be inspected by this company or a qualified person prior to the end of your contingency period.

(6) This home is located close to the coast/ ocean. High-salt content in coastal environments can shorten the life spans of many types of metal components such as but not limited to fixtures, appliances, flashings, and doors/windows. Rusting/corrosion was observed at several areas, components and systems throughout the house. We recommend necessary repairs or replacement of any rusted and corroded items/ components where needed by a qualified licensed contractor in the appropriate trade.

6.1 CEILINGS

Repair or Replace

(1) Paint was observed to be "bubbling"/failing at the ceiling in the living room. These areas were tested for moisture and were found to be dry at the time of the inspection. No elevated level of moisture was detected which may indicate that the staining is old or from a one-time event (such as a tub/toilet overflow). The stain were dry at the time of the inspection so I could not determine if the leak is still active. Under certain conditions or regular use there may be an active leak. We recommend further evaluation by a licensed plumber prior to the end of your contingency period if concern.

(2) Hairline cracking was observed at the ceiling at several locations in the house. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed contractor.

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

6.2 WALLS

Repair or Replace

(1) Moisture intrusion was observed at a wall adjacent to right side window in the living room, possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined within the scope of a home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repair made as needed.

(2) Moisture intrusion was observed at a wall to the right side of the middle level sliding , possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined within the scope of a home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repair made as needed.

(3) Water intrusion observed at a wall in the stairwell closet, possibly due to poor installation of siding, trim, or window flashing. The exact cause of the moisture could not be determined within the scope of a home inspection. We recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period and necessary repair made as needed.

(4) Hairline cracking was observed at several locations. These hairline cracks are likely due to material shrinkage or settlement of the structure. We recommend prep and paint by a qualified licensed painter.

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

6.3 FLOOR COVERINGS

Repair or Replace

Carpets throughout the house are dirty. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) At the time of the inspection there was a mold and/ or mildew odor noted below the kitchen sink. This could be a health and safety concern. We recommend obtaining further evaluation from a qualified licensed expert to determine the extent of the necessary corrective measures required.

6.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Door stoppers are missing at several doors. Door stoppers are recommended where door handles

contact walls. We recommend adding door stops and repair of any walls by a qualified person.

(2) The left side guest bedroom door hardware is misaligned; the door does not latch. We recommend adjusting the strike plate or necessary corrections made by a qualified person.

(3) Both of the guest bedroom bathroom doors rub at the frame. We recommend necessary corrections by a qualified person.

6.9 INTERIORS - OTHER

Information Only

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

7. Plumbing System

7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

Repair or Replace

Several corroded pipes and water shut off valves are observed in the garage. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.

7.3 HOSE SPIGOT(S)

Inspected

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

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Inspected

(2) The piping at the gas meter is worn/ rusted. We recommend further evaluation by the local gas company for possible replacement prior to the end of your contingency period.

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.

7.6 FAUCET(S)

Repair or Replace

(1) The hot and cold water supply is reversed at the kitchen sink. This is considered a scalding and safety hazard. We recommend necessary corrections by a qualified licensed plumber safety.

(2) The cold water supply was shut off at the bar sink faucet. This condition could that there is a leak or other problem. Home Inspectors do not turn any valves on that are off. We recommend further evaluation by a qualified licensed plumber for necessary repairs or replacement.

8(A) . Half Bathroom

8.0.A SINK(S)

Repair or Replace

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

(2) The sink is loose on the countertop. This is non standard. We recommend making necessary repairs where needed by a licensed plumber.

(3) 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.A TOILET**Repair or Replace**

The toilet did not flush when tested. We recommend further evaluation and necessary repairs by a licensed plumber.

8(B) . Left Side Guest Bedroom Bathroom**8.0.B SHOWER****Repair or Replace**

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

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

The bathroom vent did not work when tested. It is important to have a functional vent to remove humid air. We recommend necessary repairs or replacement by a qualified licensed contractor.

8(C) . Right Side Guest Bedroom Bathroom**8.0.C TUB/ SHOWER ENCLOSURE****Repair or Replace**

(1) The tub diverter did not operate properly when tested. This is likely due from hard water deposit build up on the tub spout mechanism. We recommend necessary repairs or replacement by a licensed plumber.

(2) We recommend caulking around the bathroom tub spout to help prevent moisture intrusion.

8(D) . Bathroom(s) / Master Bathroom**8.0.D SINK(S)****Repair or Replace**

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

8.1.D SHOWER**Repair or Replace**

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

(2) The shower head leaks when the water is running through it. We recommend replacement by a qualified person.

9. Laundry

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

Repair or Replace

(1) The laundry faucet valves are corroded. We recommend replacement by a qualified licensed plumber.

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

(3) A washer pan and drain line is not installed under the washing machine. When a washing machine is installed on a floor level above another finished floor a washer pan and drain line should be installed to help prevent damage from an overflowing washer or a leak. We recommend installing a drain pan and a drain line if possible by a qualified licensed plumber.

9.1 CLOTHES DRYER VENT

Inspected

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

(2) The dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct.

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

Carbon Monoxide detectors are not installed in this property. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

16. Built-In Kitchen Appliances

16.1 DISHWASHER

Repair or Replace

(2) The left side double dishwashers showed an error code when turned on. We recommend further evaluation by a licensed appliance contractor and have repairs/replacement made where needed.

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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