



# Inspection Report

**Jon Riks**

**Property Address:**  
4312 Main Place  
Coronado CA 92118



**The Property Inspection Pros**

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**Certified Master Inspector**



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<b>Date:</b> 9/21/2022	<b>Time:</b> 01:00 PM	<b>Report ID:</b>
<b>Property:</b> 4312 Main Place Coronado CA 92118	<b>Customer:</b> Jon Riks	<b>Real Estate Professional:</b>

<b>IN ATTENDANCE DURING THE INSPECTION:</b> BUYER, BUYER'S AGENT, INSPECTOR, SELLER'S AGENT	<b>TYPE OF BUILDING:</b> DUPLEX RESIDENTIAL	<b>APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):</b> 1980
<b>WEATHER TYPE:</b> CLEAR	<b>TEMPERATURE:</b> 78, DEGREES	<b>GROUND/ SOIL SURFACE CONDITIONS:</b> DRY
<b>RAINED IN THE LAST 3 DAYS:</b> NO	<b>NUMBER OF LEVELS:</b> 2	<b>UTILITIES:</b> ALL UTILITIES WERE ON
<b>OCCUPIED:</b> YES		

**PLEASE READ THE FOLLOWING INFORMATION**

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

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

**SCOPE OF THE INSPECTION:**

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

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

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

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

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

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

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

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

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

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

### **Comment Key or Definitions**

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

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

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

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

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

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

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

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

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

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

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



**1. Roofing**

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



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

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

**IN NI NP RR IO Items**

**1.0 ASPHALT COMPOSITION ROOF MATERIAL**

**Comments:**

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



1.0 Item 1(Picture)



1.0 Item 2(Picture)

**IN NI NP RR IO Items**

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1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

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

**1.1 FLAT ROOF COVERINGS/ MATERIALS**

**Comments:**

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



1.1 Item 1(Picture)

**1.2 FLASHINGS AND ROOF PENETRATIONS**

**Comments:**

IN NI NP RR IO Items

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



1.2 Item 1(Picture)

(2) There are several exposed nails at the metal flashings and ridge caps. We recommend properly sealing these surfaces by a qualified person to help prevent roof leaks.



1.2 Item 2(Picture)

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IN NI NP RR IO Items

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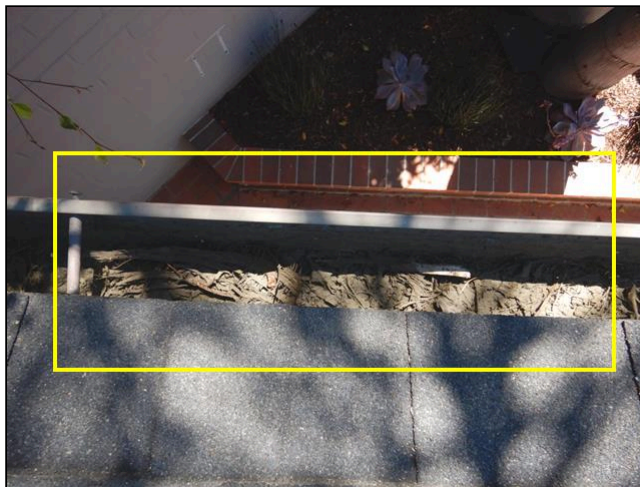
1.2 Item 3(Picture)



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

**Comments:**

(1) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor.



1.3 Item 1(Picture)

IN NI NP RR IO Items

- (2) Gutters appear intact but due to the lack of recent or current rain I am unable to determine if the gutters leak at seams or drain properly.
- (3) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.
- (4) Gutters are observed to be rusted and deteriorated in various areas throughout. We recommend replacing gutters as needed by a qualified licensed contractor.



1.3 Item 2(Picture)

- (5) 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 ROOF SHEATHING (OBSERVABLE)**

**1.5 SKYLIGHT(S) / SOLAR TUBE(S)**

SKYLIGHT(S): SEVERAL

**Comments:**

IN NI NP RR IO Items

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IN NI NP RR IO Items

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(1) The majority of the skylights had a shade cover material installed over them. Due to this condition we could not observe these skylights. We recommend having the shade material removed and these skylights inspected by a licensed roofing contractor prior to the end of your contingency period.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

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IN NI NP RR IO Items

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



1.5 Item 3(Picture)



1.5 Item 4(Picture)

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**IN NI NP RR IO Items**

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IN NI NP RR IO Items

(2) 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.

(3) Damaged wood is observed at the sun room skylights at several areas. We recommend replacing the damaged wood where needed by a qualified licensed contractor.



1.5 Item 5(Picture)



1.5 Item 6(Picture)

IN NI NP RR IO Items

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

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

## 2. Exterior

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



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

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**IN NI NP RR IO Items**

**2.0 EXTERIOR (GENERAL COMMENTS)**

**Comments:**

- (1) Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.
- (2) An exterior built in bar-b-que grill is installed. Built in outdoor bar-b-que grills and there related components are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person to verify proper installation and operation prior to the end of your contingency period if concerned.

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

**Comments:**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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



2.1 Item 1(Picture)



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

LOT TYPE: FLAT

LOT DRAINAGE: BURRIED DRAIN LINES

Comments:

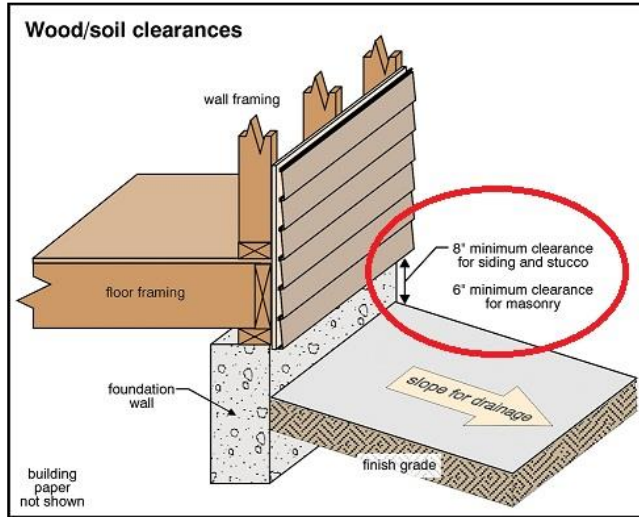
IN NI NP RR IO Items

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IN NI NP RR IO Items

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

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



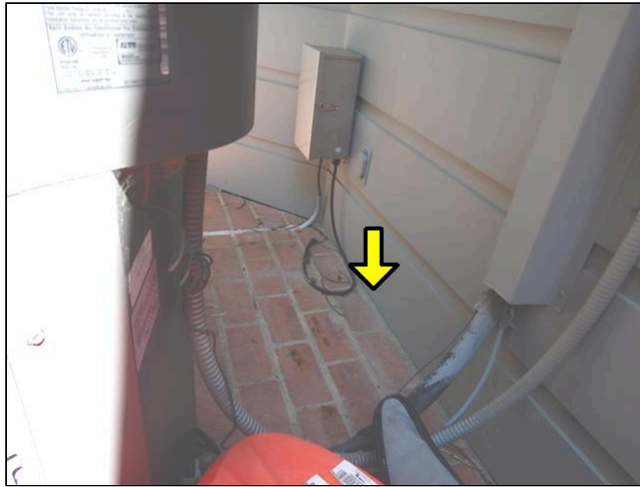
2.2 Item 1(Picture)



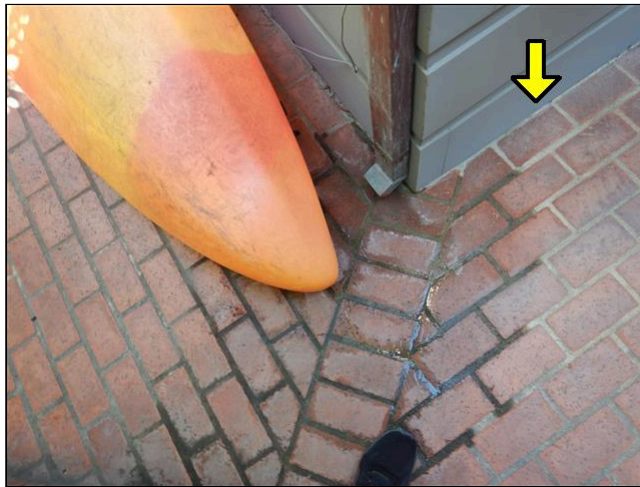
2.2 Item 2(Picture)

IN NI NP RR IO Items

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2.2 Item 3(Picture)



2.2 Item 4(Picture)



**2.3 WALL CLADDING FLASHING AND TRIM**

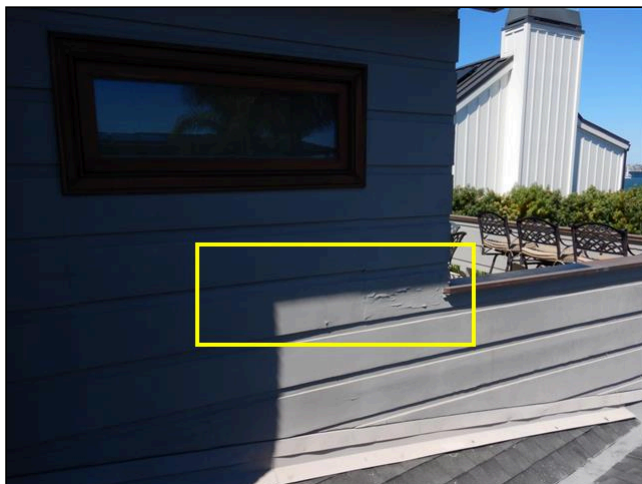
**SIDING MATERIAL:** WOOD, WOOD TRIM, LEAD BASED PAINT(40 Years Older)

**Comments:**

IN NI NP RR IO Items

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(1) Paint is worn and failing at the siding and trim at several areas. We recommend prep and paint as needed to protect the siding and trim by a qualified paint contractor.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

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IN NI NP RR IO Items

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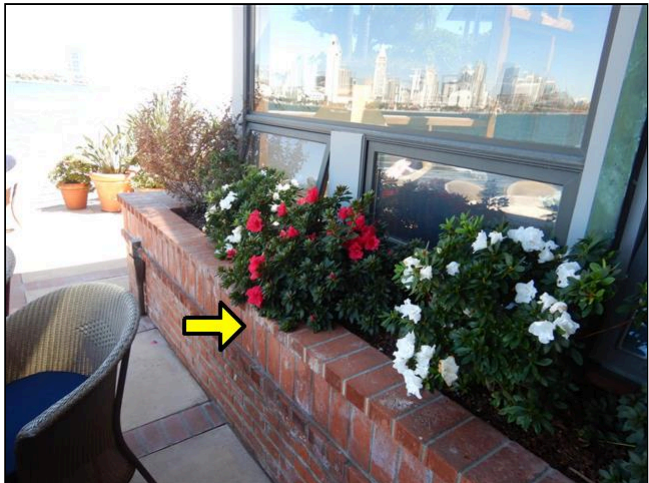
IN NI NP RR IO Items

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

(3) Planters are installed on the siding at the front. Watering next to the house causes water damage to the siding and possibly the foundation. We advise removing the planters.



2.3 Item 3(Picture)



2.3 Item 4(Picture)

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

**2.4 EAVES, SOFFITS, FASCIAS**

**Comments:**

Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry

IN NI NP RR IO Items

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rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.



2.5 DOORS (EXTERIOR)

Comments:

(1) Damaged wood is observed at the rear exterior closet doors. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.



2.5 Item 1(Picture)

(2) Condensation is observed between the panes of glass at door(s). This occurs when the seal has failed between the panes of glass and ambient air has entered the assembly. Replacement of the glass/insulated unit is required. Since some failed doors may not be easily found due to changing ambient conditions (heat, humidity, etc) we recommend having all of the glass doors reviewed by a licensed window/ door contractor to determine how many doors require repair/replacement. We recommend necessary repairs or replacement of all doors with failed seals by a licensed window/ door contractor.



2.5 Item 2(Picture)





2.5 Item 3(Picture)

(3) The glass doors throughout the house were dirty at the time of the inspection. This condition limits the inspectors ability to observed fogged glass (failed seals in double pane glass) or cracked glass. We recommend that all the glass doors be professionally cleaned and then inspected by this company or by a qualified licensed window contractor prior to the end of your contingency period.

(4) The guest house master bedroom screen door has a torn or damaged screen. We recommend repair or replacement by a qualified person.



2.5 Item 4(Picture)

IN NI NP RR IO Items

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(5) The guest house kitchen screen door has a damaged handle. We recommend replacement by a qualified person.



2.5 Item 5(Picture)



**2.6 WINDOWS (INTERIOR AND EXTERIOR)**

**WINDOWS:** SINGLE PANE WOOD, DOUBLE PANE WOOD

**Comments:**

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IN NI NP RR IO Items

(1) The windows throughout the house were dirty at the time of the inspection. This condition limits the inspectors ability to observed fogged windows (failed seals in double pane windows) or cracked windows. We recommend that all the windows be professionally cleaned and then inspected by this company or by a qualified licensed window contractor prior to the end of your contingency period.

(2) There are several window screens that are missing throughout both houses. We recommend repair or replace as needed by a qualified person.

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

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



2.6 Item 1(Picture)



2.7 SAFETY GLASS (EXTERIOR)

Comments:

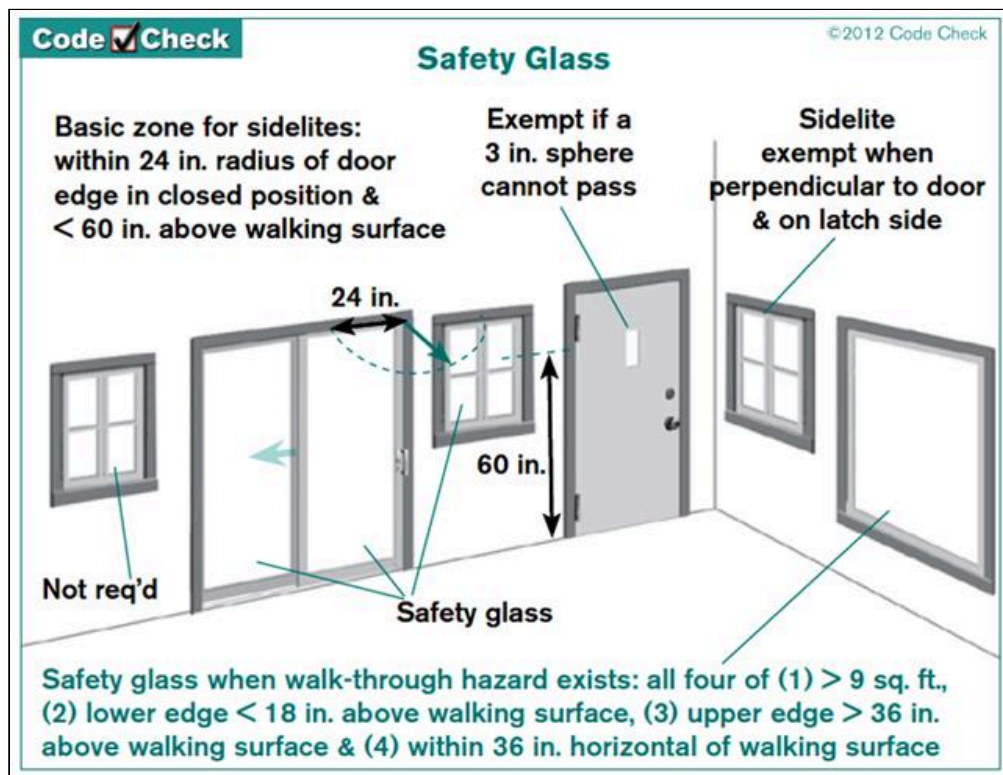
IN NI NP RR IO Items

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

IN NI NP RR IO Items

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

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



2.7 Item 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



2.7 Item 2(Picture)



2.7 Item 3(Picture)



2.7 Item 4(Picture)

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

IN NI NP RR IO Items

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DRIVEWAY: CONCRETE

2.9 EXTERIOR STAIRS/ STEPS

2.10 FENCE AND/OR GATES

2.11 OUTLETS/ WIRING/ FIXTURES

**Comments:**

There are no GFCI protected receptacles at the exterior of the house(s). We recommend upgrading the exterior receptacles to GFCI protected receptacles by a qualified licensed electrician for safety.



2.11 Item 1(Picture)

2.12 IRRIGATION

**Comments:**

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

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

2.13 DECKS

**Comments:**

IN NI NP RR IO Items

The top metal cap is loose at the upper left side deck area. We recommend necessary repairs by a qualified licensed contractor.



2.13 Item 1(Picture)

**2.14 RETAINING WALL(S)**

**Comments:**

Due to the size and location of the retaining wall(s) it lies beyond the scope of the general home inspection and was not inspected. We recommend further evaluation of the retaining wall(s) by a qualified licensed contractor prior to the end of your contingency period.

**2.15 EXTERIOR - OTHER**

**Comments:**

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

IN NI NP RR IO Items

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

### 3. Electrical System

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



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**IN NI NP RR IO Items**

**3.0 MAIN PANEL**

**MAIN PANEL CAPACITY:** 100 AMP

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

**Comments:**

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



3.0 Item 1(Picture)

**3.1 SUB PANEL**

**Comments:**

**IN NI NP RR IO Items**

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(1) **Photo of the sub electrical panel in the main house laundry room.**



3.1 Item 1(Picture)

(2) The sub panel breakers are not labeled at the sub panel in the main house laundry room. We recommend having the breakers properly labeled for safety by a qualified person.

(3) **Photo of the sub electrical panel located in the main house bedroom.**



3.1 Item 2(Picture)



**3.2 CIRCUIT BREAKERS/ FUSES**

**PANEL TYPE:** CIRCUIT BREAKERS

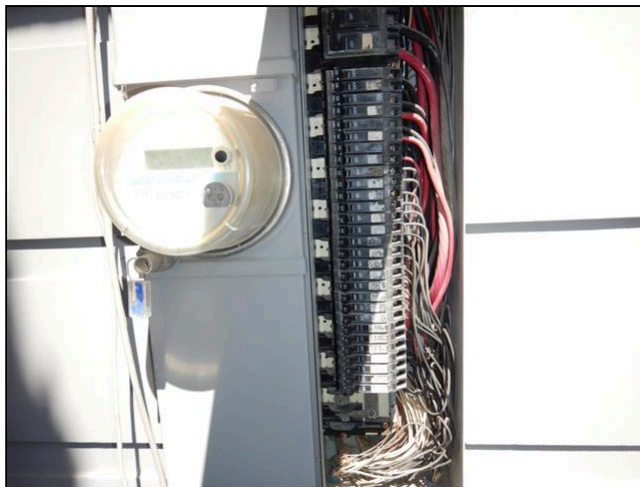
**Comments:**

IN NI NP RR IO Items

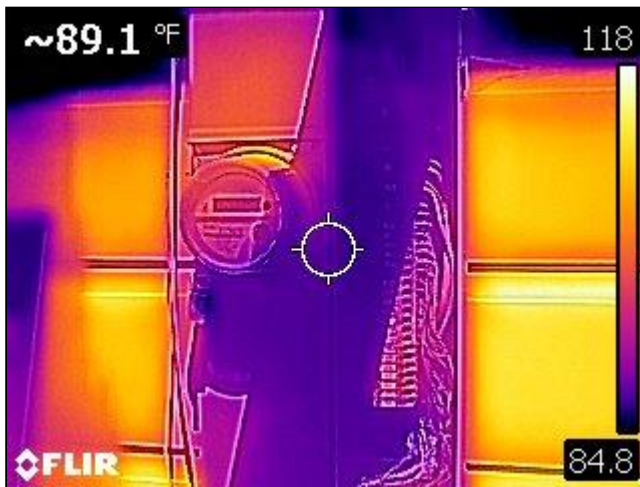
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(1) **Photo inside of the main electrical panel.**

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



3.2 Item 1(Picture)



3.2 Item 2(Picture)

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IN NI NP RR IO Items

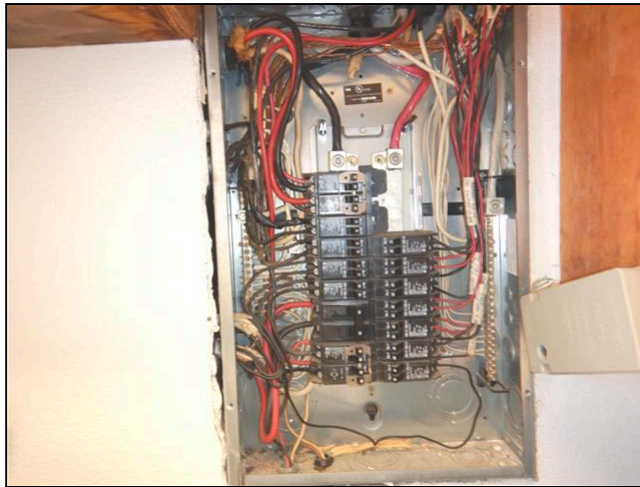
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

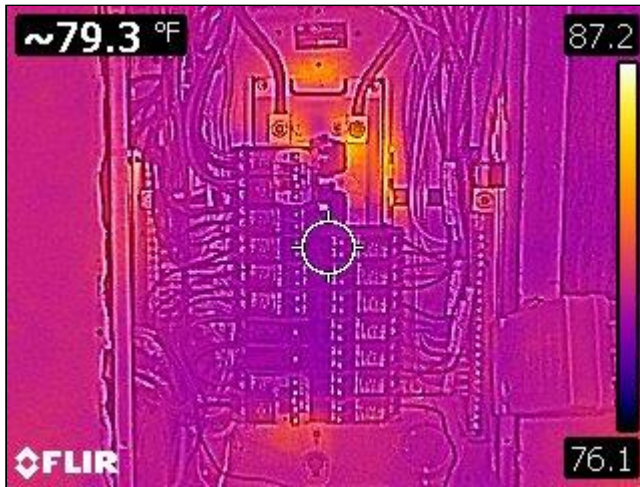
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(2) **Photo inside of the main house laundry room sub electrical panel.**

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



3.2 Item 3(Picture)



3.2 Item 4(Picture)

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IN NI NP RR IO Items

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(3) **Photo inside of the sub electrical panel located in the main house bedroom.**

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 5(Picture)



3.2 Item 6(Picture)



**3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING**

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

**Comments:**

IN NI NP RR IO Items

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



3.3 Item 1(Picture)

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



3.3 Item 2(Picture)

IN NI NP RR IO Items

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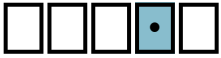
IN NI NP RR IO Items



3.4 SERVICE AND GROUNDING EQUIPMENT

Comments:

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



3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Comments:

(1) Several lights throughout the interior and exterior of both houses 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)



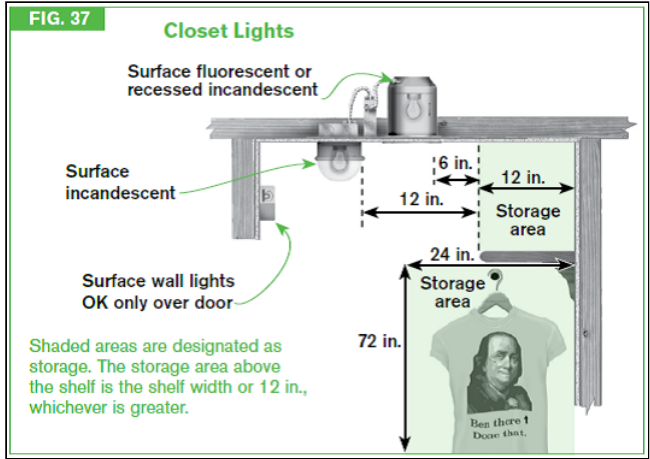
3.5 Item 2(Picture)

(2) There is a bare bulb light fixture in a closet in the main house garage. Bare bulb light fixture in cabinets or closets are now considered to be a safety concern. We recommend replacing all bare bulb light fixtures with an approved covered fixture by a qualified

IN NI NP RR IO Items

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person.



3.5 Item 3(Picture)



3.5 Item 4(Picture)

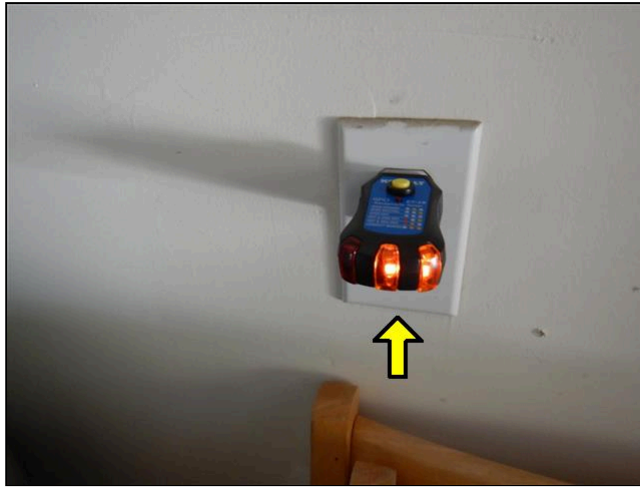
**3.6 SWITCHES**

**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)



**3.8 RECEPTACLE(S) ISSUES**

**Comments:**

There are several outlets installed in the floor that are flush mounted with the face up. Generally outlets in counter tops or floors should not be flush mounted with the face up. For floor outlets, an approved locking cover should be installed. We recommend necessary corrections be made where needed by a licensed electrician for safety.



3.8 Item 1(Picture)



**3.9 220 OUTLET(S)**



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

**Comments:**



IN NI NP RR IO Items

There are several receptacles that are not GFCI protected where required by todays standards. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage(s), and any non fixed appliance receptacles in the kitchen(s) to GFCI protected receptacles by a qualified licensed electrician for safety.



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



**3.12 JUNCTION BOXES (OBSERVABLE)**

**Comments:**

Several open junction box are observed in the main house attic. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.



3.12 Item 1(Picture)



3.12 Item 2(Picture)



**3.13 EXTERIOR LIGHTING**

**EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED**

**Comments:**

(1) The exterior light fixtures were not sealed where the fixture meets the wall. This

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IN NI NP RR IO Items

condition could allow moisture intrusion in this area. We recommend sealing exterior light fixtures where they meet the wall by a qualified person.



3.13 Item 1(Picture)

(2) 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.



3.14 INTERCOM

Comments:

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.

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(A) . Garage / Main House

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.A GARAGE VEHICLE DOOR(S)**

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

**Comments:**

**Interior garage door(s) photo.**

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



4.0.A Item 1(Picture)

**4.1.A GARAGE VEHICLE DOOR OPENER(S)**

**Comments:**

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

**4.2.A GARAGE CEILING**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

**4.3.A GARAGE WALLS (INCLUDING FIREWALL SEPERATION)**

**Comments:**

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

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

**4.4.A 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.A FIRE-RATED DOOR**

**Comments:**

IN NI NP RR IO Items

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IN NI NP RR IO Items

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.



4.5.A Item 1(Picture)

**4.6.A FIRE-DOOR CLOSING DEVICE**

**Comments:**

A self-closing device was present at the fire door and was operating properly when tested. The door closes and latches within 3 seconds without assistance as required.

**4.7.A GARAGE VENTILATION**

**4.8.A OUTLETS/ FIXTURES/ WIRING/ 220V**

**4.9.A GFCI OPERATION**

**4.10.A POLARITY/ GROUNDING (RECEPTACLES)**

IN NI NP RR IO Items

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

**4(B) . Garage / Guest House**

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.B GARAGE VEHICLE DOOR(S)**

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

**Comments:**

[Garage door photo.](#)

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



4.0.B Item 1(Picture)

**4.1.B GARAGE VEHICLE DOOR OPENER(S)**

**Comments:**

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

**4.2.B GARAGE CEILING**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items



**4.3.B GARAGE WALLS (INCLUDING FIREWALL SEPERATION)**

**Comments:**

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

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



**4.4.B 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.



4.4.B Item 1(Picture)



**4.5.B FIRE-RATED DOOR**

**Comments:**

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

IN NI NP RR IO Items

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IN NI NP RR IO Items

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.



4.5.B Item 1(Picture)

**4.6.B FIRE-DOOR CLOSING DEVICE**

**Comments:**

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

**4.7.B GARAGE VENTILATION**

**4.8.B OUTLETS/ FIXTURES/ WIRING/ 220V**

**4.9.B GFCI OPERATION**

**Comments:**

IN NI NP RR IO Items

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IN NI NP RR IO Items

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A GFCI receptacle located in the garage on the right side wall is not operating properly, or has failed as it did not trip when tested. The outlet may be defective or mis-wired. We recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement made as needed.



4.9.B Item 1(Picture)

**4.10.B POLARITY/ GROUNDING (RECEPTACLES)**

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IN NI NP RR IO Items

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

## 5(A) . Water Heater / Main House

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.A MAIN WATER HEATER (CONTROLS)**

**WATER HEATER YEAR MANUFACTURED:** 2021  
**WATER HEATER POWER SOURCE:** NATURAL GAS  
**WATER HEATER CAPACITY:** 50 GALLON

**Comments:**

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



5.0.A Item 1(Picture)

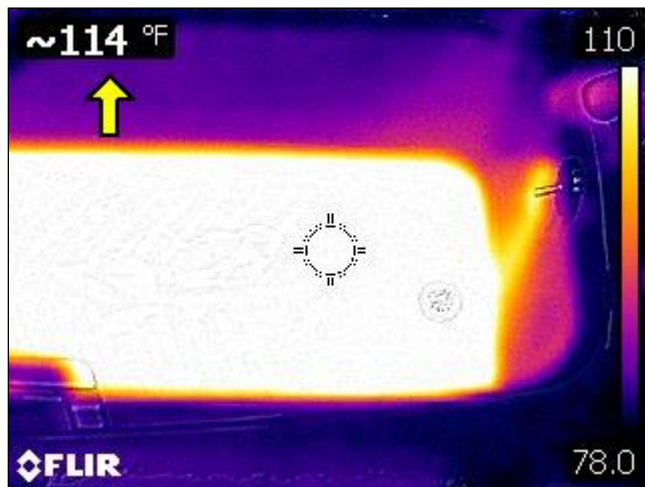
**IN NI NP RR IO Items**

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IN NI NP RR IO Items

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



5.0.A Item 2(Picture)

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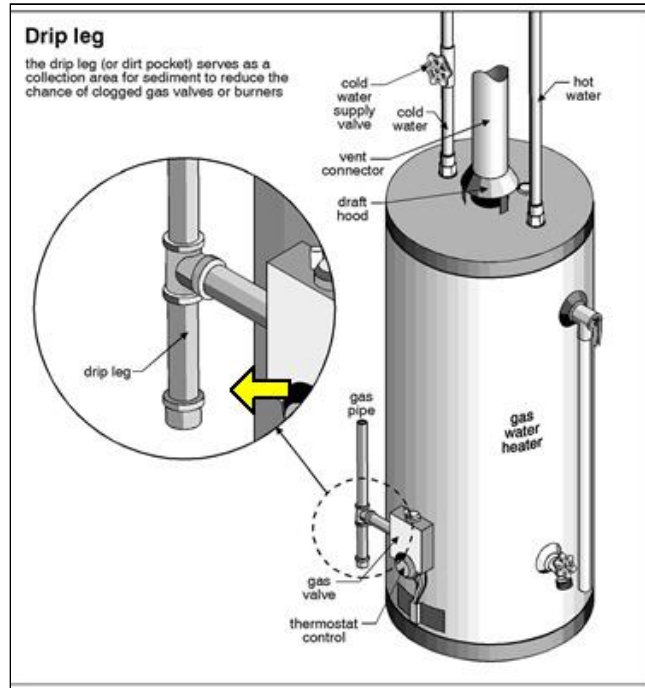
IN NI NP RR IO Items

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

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

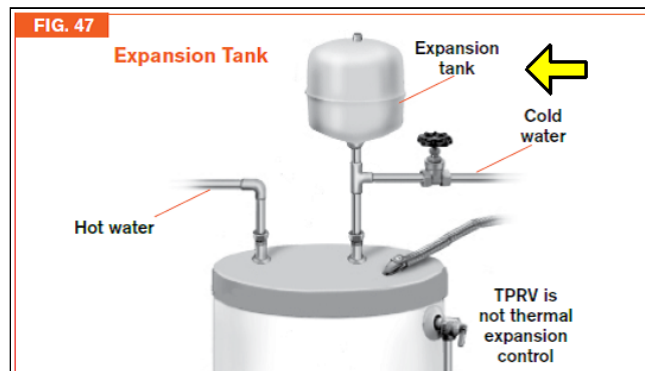
The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.

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



5.0.A Item 3(Picture)

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



5.0.A Item 4(Picture)

IN NI NP RR IO Items

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



5.0.A Item 5(Picture)

(7) The water heater is connected to the water supply using rigid supply piping. The present standard for this installation calls or recommends the use of flexible water supply lines. We recommend upgrading/ installing flexible water supply pipes at the water heater by a licensed plumber.



5.0.A Item 6(Picture)

**5.1.A MAIN WATER HEATER (PLATFORM & STRAPPING)**

**Comments:**

The water heater is adequately strapped as required.

**5.2.A MAIN WATER HEATER FLUE**

**5.3.A MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)**

IN NI NP RR IO Items

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

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

## 5(B) . Water Heater / Guest House

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.B MAIN WATER HEATER (CONTROLS)**

**WATER HEATER YEAR MANUFACTURED:** 2008  
**WATER HEATER POWER SOURCE:** NATURAL GAS  
**WATER HEATER CAPACITY:** 50 GALLON

**Comments:**

- (1) The water heater was inspected and was found to be operational at the time of the inspection. We did not evaluate the efficiency or recover rate of the water heater which is beyond the scope of a general home inspection. If concerned we recommend you consult a licensed plumber. We recommend flushing the water heater routinely as regular maintenance.
- (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.B Item 1(Picture)

- (3) The gas supply pipe at the water heater did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to prevent sediment/ debris from entering

**IN NI NP RR IO Items**

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

**IN NI NP RR IO Items**

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and clogging the water heater gas valve which could cause the water heater to shut down. We recommend having a drip leg installed by a qualified licensed plumber.

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

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

(6) There are "popping" like noises at the water heater when the water was being heated. This may indicate pending failure of the water heater. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period.

(7) The water heater is connected to the water supply using rigid supply piping. The present standard for this installation calls or recommends the use of flexible water supply lines. We recommend upgrading/ installing flexible water supply pipes at the water heater by a licensed plumber.



5.0.B Item 2(Picture)

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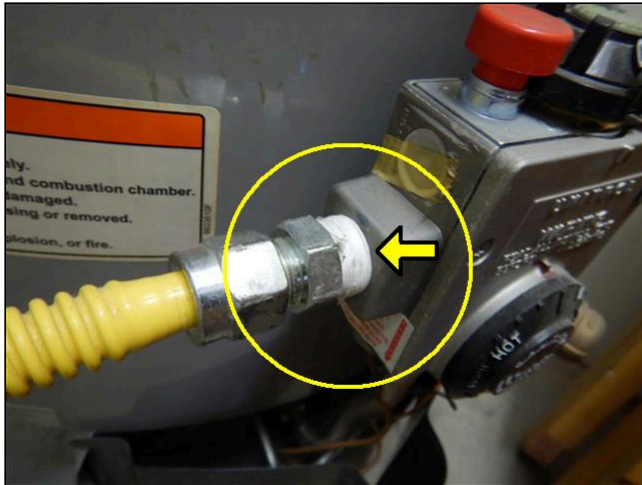
**IN NI NP RR IO Items**

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



IN NI NP RR IO Items

(8) The water heater gas pipe fittings appear to have white teflon tape installed on them. This is non standard. White teflon tape is intended for use on water pipe fittings. We recommend necessary corrections by a qualified licensed plumber.



5.0.B Item 3(Picture)

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

**5.1.B MAIN WATER HEATER (PLATFORM & STRAPPING)**

**Comments:**

The water heater is adequately strapped as required.

**5.2.B MAIN WATER HEATER FLUE**

**5.3.B MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)**

IN NI NP RR IO Items

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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: WOOD**

**Comments:**

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

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

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

(4) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a

**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

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.

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



6.1 CEILINGS



6.2 WALLS

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.



6.3 FLOOR COVERINGS

Comments:

IN NI NP RR IO Items

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**IN NI NP RR IO Items**

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Carpets throughout both houses are dirty and stained. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



**6.4 STEPS, STAIRWAYS, RAILINGS**

**Comments:**

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**IN NI NP RR IO Items**

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IN NI NP RR IO Items

The guest house interior stair handrail height to the right of the fireplace and stairwell is incorrect. The handrail at the stairs must measure between 34" and 38 inches from the tread. We recommend correction by a qualified licensed contractor.



6.4 Item 1(Picture)

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

**Comments:**

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

6.7 INFRARED CAMERA INSPECTION FINDINGS

**Comments:**

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IN NI NP RR IO Items

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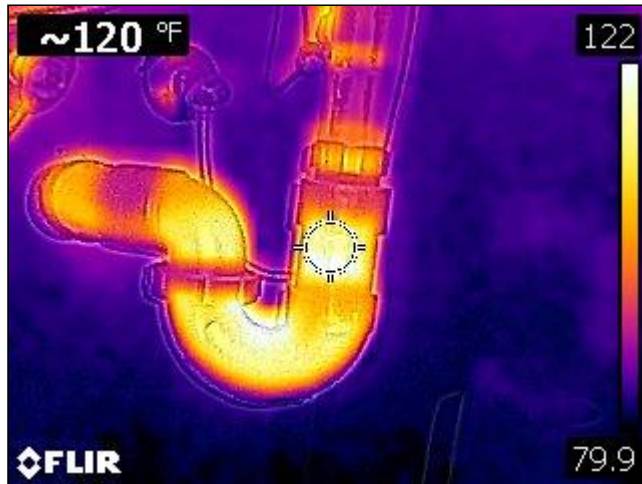
(1) Infrared Camera Thermal Photos.



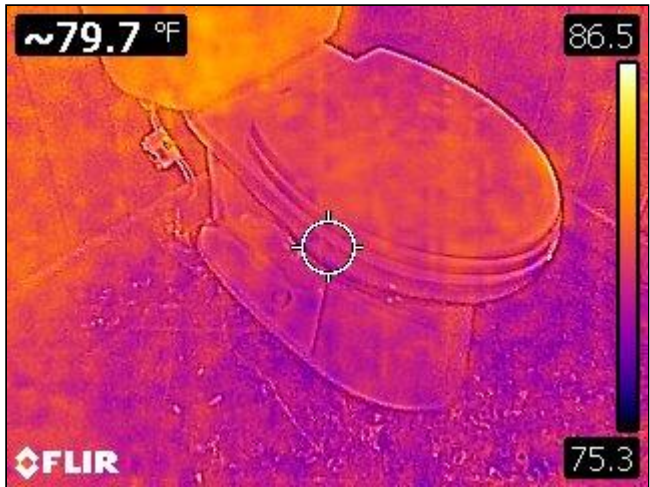
6.7 Item 1(Picture)



6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 4(Picture)

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



**6.8 INTERIORS - OTHER**

**Comments:**

(1) A planters is installed at the interior of the guest house. Watering plants in this location could cause water damage. We advise removing the planter.



6.8 Item 1(Picture)

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

(3) 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.

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

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



## 7. Plumbing System

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



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

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

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

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**IN NI NP RR IO Items**

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

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

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

**WASHER DRAIN SIZE:** 2" DIAMETER

**Comments:**

**IN NI NP RR IO Items**

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IN NI NP RR IO Items

(1) There is a plumbing rough in cap still present at a vent pipe. This cap could prevent proper drain function which can lead to sewer odors in the house. We recommend removing this cap by a qualified person.



7.0 Item 1(Picture)

(2) 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 IN SLAB (50s-90s)

Comments:

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

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 50-55 PSI

Comments:

IN NI NP RR IO Items

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IN NI NP RR IO Items

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



7.2 Item 1(Picture)



**7.3 HOSE SPIGOT(S)**

**Comments:**

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



7.3 Item 1(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

(2) Several exterior hose spigot handles leak when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.



7.3 Item 2(Picture)

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

**Comments:**

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

IN NI NP RR IO Items

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

**8(A) . Bathroom(s) / Guest House 2nd 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.A SINK(S)**

**Comments:**

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



8.0.A Item 1(Picture)

**8.1.A FLOOR**

**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

Several cracked floor tiles are observed. We recommend necessary repairs or replacement by a qualified licensed flooring contractor.



8.1.A Item 1(Picture)



8.2.A GFCI OPERATION

Comments:

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



8.2.A Item 1(Picture)



8.3.A BATHROOM OTHER

Comments:

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

IN NI NP RR IO Items

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

**8(B) . Bathroom(s) / Guest House 3rd 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.

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**IN NI NP RR IO Items**

**8.0.B SINK(S)**

**Comments:**

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

**8.1.B GFCI OPERATION**

**Comments:**

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



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**

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

**8(C) . Bathroom(s) / Guest House Master Bathroom**

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



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

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

**IN NI NP RR IO Items**

**8.0.C JETTED TUB**

**Comments:**

(1) The jetted tub was filled and operated at the time of the inspection.



8.0.C Item 1(Picture)

(2) There is no equipment access panel provided for the jetted tub. This is non standard. Due to this condition the jetted tub equipment was not accessible, observable, or inspected. Current installation requires that an access panel for maintenance and servicing be provided for the jetted tub components. We recommend having an access panel installed by a qualified licensed contractor.

(3) We could not locate a GFCI outlet for the jetted tub. This is a safety hazard if not present. We recommend verifying that the jetted tub has GFCI outlet for protection prior to use. If there is no GFCI outlet installed we recommend that a GFCI outlet be installed for the jetted tub by a qualified licensed plumber or qualified licensed electrician prior for safety.

**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**

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(D) . Bathroom(s) / Main House Bedroom Bathroom #1

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.D SINK(S)**

**Comments:**

The right side sink, sink stopper was inoperable when tested. We recommend necessary repairs or replacement by a qualified person.



8.0.D Item 1(Picture)

**8.1.D GFCI OPERATION**

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



8.1.D Item 1(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

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(E) . Bathroom(s) / Main House Bedroom Bathroom #2

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**

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#### 8.0.E BATHROOM OTHER

**Comments:**

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

**IN NI NP RR IO Items**

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

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

**9(A) . Laundry / Main House**

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

**IN NI NP RR IO Items**

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

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

**Comments:**

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

**9.1.A CLOTHES DRYER VENT**

**DRYER VENT:** FLEXIBLE METAL

**Comments:**

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

**9.2.A LAUNDRY ROOM VENT**

**9.3.A LAUNDRY OTHER**

**Comments:**

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

**IN NI NP RR IO Items**

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

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

**9(B) . Laundry / Guest House**

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

**IN NI NP RR IO Items**

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

**DRYER POWER SOURCE:** GAS ONLY

**Comments:**

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



9.0.B Item 1(Picture)

**9.1.B CLOTHES DRYER VENT**

**DRYER VENT:** FOIL

**Comments:**

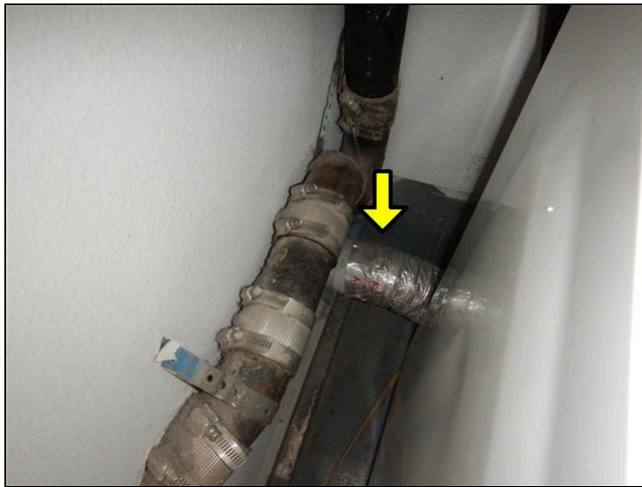
**IN NI NP RR IO Items**

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



IN NI NP RR IO Items

(1) The 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.



9.1.B Item 1(Picture)

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

9.2.B LAUNDRY ROOM VENT

9.3.B LAUNDRY OTHER

**Comments:**

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

IN NI NP RR IO Items

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

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

## 10. Fireplaces/ Chimneys

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

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

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

**IN NI NP RR IO Items**

**10.0 CHIMNEY(S)**

NUMBER OF FIREPLACE(S): TWO

**Comments:**

- (1) We recommend having all of the fireplaces and chimneys cleaned and inspected by a licensed chimney sweep for safety prior to using.
- (2) The metal chimney cap for the guest house is rusted. We recommend further evaluation by a licensed chimney contractor for necessary repairs or replacement.



10.0 Item 1(Picture)

- (3) The chimney liners were not inspected by our company. We recommend a qualified chimney contractor inspect for safety.

**10.1 FIREPLACE(S)**

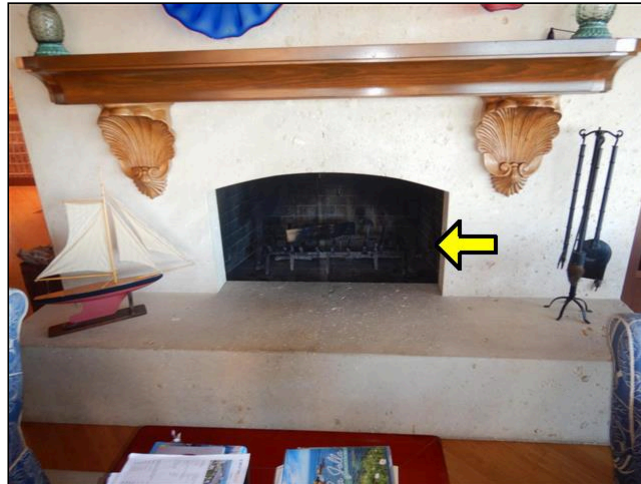
**Comments:**

**IN NI NP RR IO Items**

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

IN NI NP RR IO Items

There are no glass doors installed at the main house fireplace. We recommend having glass doors installed by a qualified licensed chimney contractor as a safety upgrade.



10.1 Item 1(Picture)



**10.2 DAMPER/ DAMPER CLAMP**

**Comments:**

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



10.2 Item 1(Picture)



10.2 Item 2(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(2) The main house fireplace damper door is inoperable/ did not operate when tested. We recommend necessary repairs by a licensed chimney contractor.



10.2 Item 3(Picture)

10.3 HEARTH/ MANTLE

10.4 OPERATING CONTROLS

**Comments:**

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

IN NI NP RR IO Items

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

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

11. Detectors, Safety, Security



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

**IN NI NP RR IO Items**

**11.0 SMOKE DETECTORS**

**Comments:**

(1) The smoke detectors in the property (each house) are older. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. We recommend that all old detectors be replaced prior to occupancy of the house for safety.



11.0 Item 1(Picture)



11.0 Item 2(Picture)

(2) We recommend installing additional smoke detectors where needed in each house 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 (in each house). We

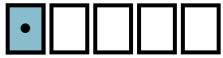
**IN NI NP RR IO Items**

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

IN NI NP RR IO Items

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recommend installing Carbon Monoxide detectors where needed in each house prior to occupying the homes.



**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 each house and they were 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 systems inspected by a qualified licensed contractor prior to the end of your contingency period.

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IN NI NP RR IO Items

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

**12(A) . Heating Equipment / Main House**

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



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

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

**IN NI NP RR IO Items**

**12.0.A HEATING EQUIPMENT**

**HEAT TYPE:** FORCED AIR

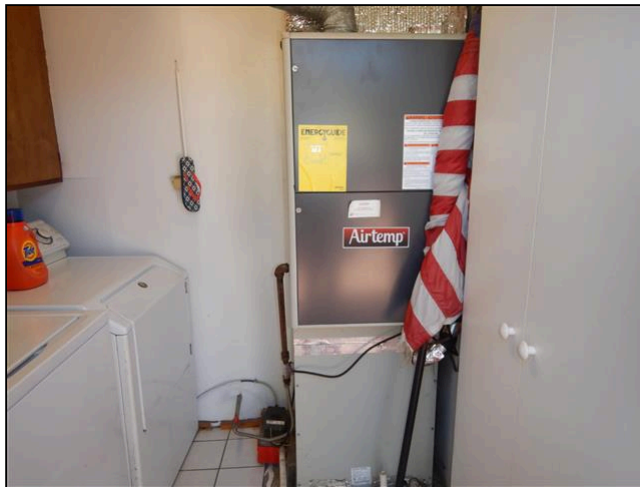
**NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD):** ONE

**ENERGY SOURCE:** NATURAL GAS

**AGE OF HEATER:** GAS - LESS THAN 10 YEARS OLD

**Comments:**

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

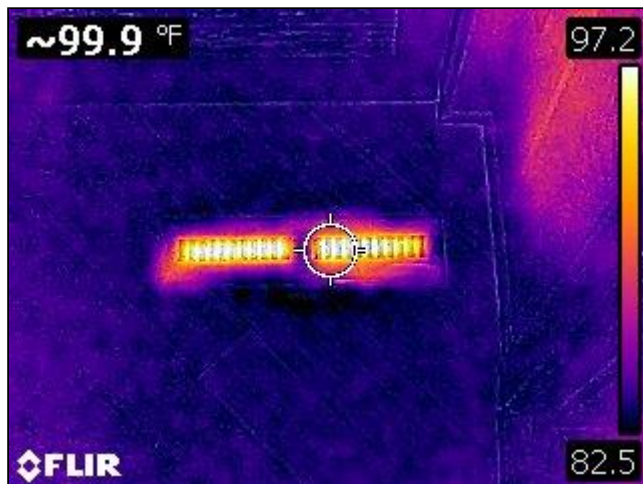


12.0.A Item 1(Picture)

**IN NI NP RR IO Items**

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

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



12.0.A Item 2(Picture)



12.0.A Item 3(Picture)

**12.1.A THERMOSTAT(S)**

**Comments:**



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



12.1.A Item 1(Picture)

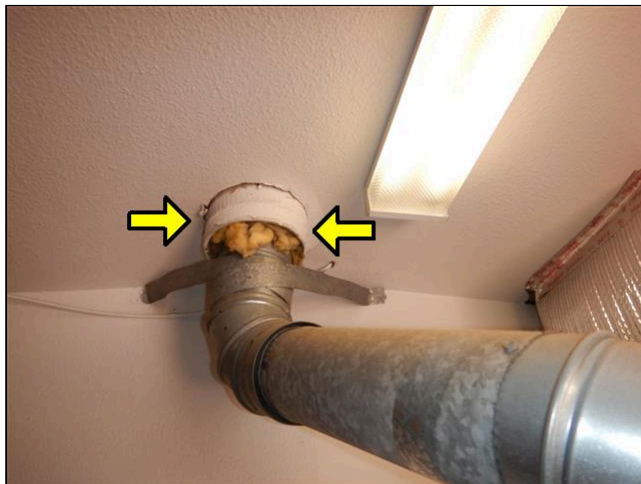


**12.2.A VENTS AND FLUES (HEATING SYSTEM)**

**FLUE MATERIAL:** TRANSITE

**Comments:**

A section of the furnace flue may contain asbestos. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. If the flue contains asbestos, there may be additional costs to remove the flue if you upgrade the Transite flue to metal. Inspecting the Transite flue should be part of an annual furnace servicing until it is replaced. We recommend replacement of the Transite flue upon replacement of the furnace, replacement of the roof, or if you are concerned about asbestos by a qualified licensed HVAC contractor.



12.2.A Item 1(Picture)



**12.3.A DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION,**

**IN NI NP RR IO Items**

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**FILTERS, REGISTERS)**

**DUCTWORK:** INSULATED

**FILTER TYPE:** FILTERS ARE CLEAN

**Comments:**

Filters are clean.

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**IN NI NP RR IO Items**

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

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The 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.

**12(B) . Heating Equipment / Guest House**

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



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

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

**IN NI NP RR IO Items**

**12.0.B HEATING EQUIPMENT**

**HEAT TYPE:** FORCED AIR

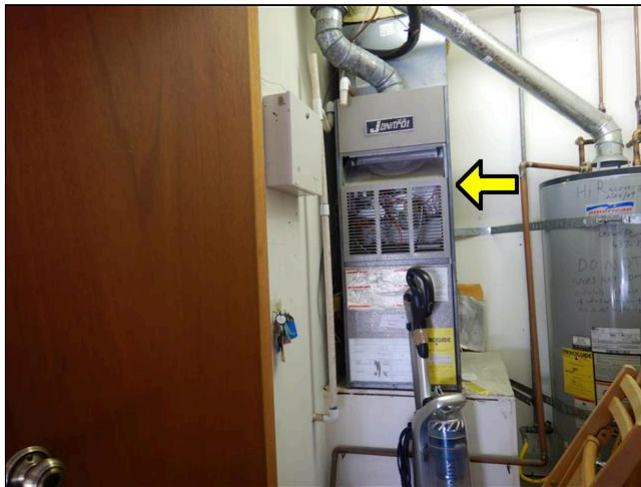
**NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD):** ONE

**ENERGY SOURCE:** NATURAL GAS

**AGE OF HEATER:** GAS - OVER 20 YEARS OLD

**Comments:**

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



12.0.B Item 1(Picture)

**IN NI NP RR IO Items**

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

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



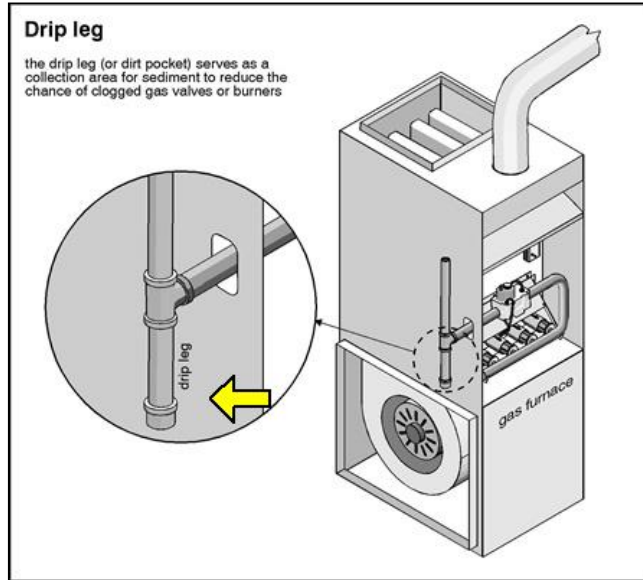
12.0.B Item 2(Picture)



12.0.B Item 3(Picture)

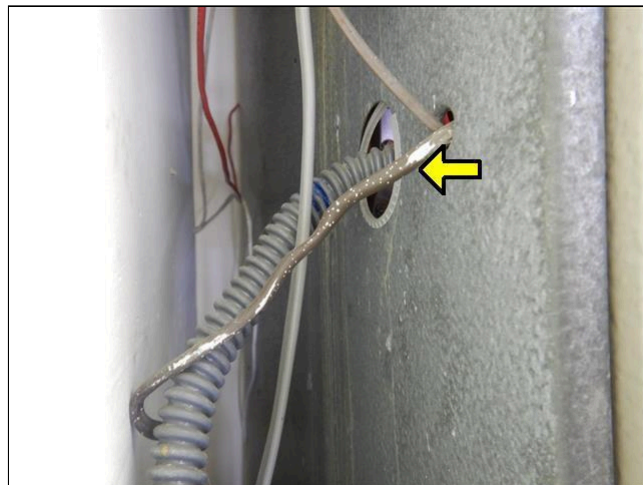
IN NI NP RR IO Items

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



12.0.B Item 4(Picture)

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



12.0.B Item 5(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

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



12.0.B Item 6(Picture)

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



12.1.B THERMOSTAT(S)

Comments:

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



12.1.B Item 1(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

12.2.B VENTS AND FLUES (HEATING SYSTEM)

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

DUCTWORK: INSULATED

FILTER TYPE: FILTERS ARE CLEAN

**Comments:**

Filters are clean.

IN NI NP RR IO Items

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

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

## 13(A) . Cooling Equipment / Main House

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



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

**IN NI NP RR IO Items**

**13.0.A COOLING EQUIPMENT**

**COOLING EQUIPMENT TYPE:** AIR CONDITIONER

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

**CONDENSER AGE:** LESS THAN 10 YEARS

**Comments:**

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



13.0.A Item 1(Picture)

**IN NI NP RR IO Items**

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

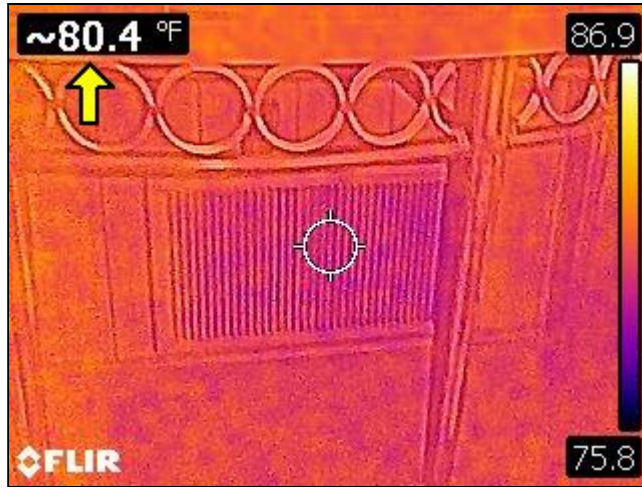


(2) An ambient air test was performed by using a thermal camera on the AC system to determine if the difference in temperatures of the supply and return air were between 14 degrees and 22 degrees which indicates that the AC system is cooling as intended.

The air supplied to the room was measured around **62 degrees**.

The air returning to the system (return) was measured at **80 degrees**.

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



13.0.A Item 2(Picture)



13.0.A Item 3(Picture)



**13.1.A CONDENSATE EQUIPMENT**

**Comments:**

(1) There is no secondary AC condensation drain installed. This may have been acceptable at time of installation. However, today a secondary drain or alternate device is required to prevent damage in case of a clog in the primary drain. We

**IN NI NP RR IO Items**

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recommend installing a secondary drain or alternate device by a qualified licensed HVAC contractor.

(2) A vented trap was not installed in the condensation drain line. A vented trap must be installed in the condensation drain line to prevent vapor lock and possible condensation leaks in the house. We recommend installation of a vented trap by a qualified licensed HVAC contractor.



13.1.A Item 1(Picture)

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**IN NI NP RR IO Items**

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

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

**13(B) . Cooling Equipment / Guest House**

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



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

**IN NI NP RR IO Items**

**13.0.B COOLING EQUIPMENT**

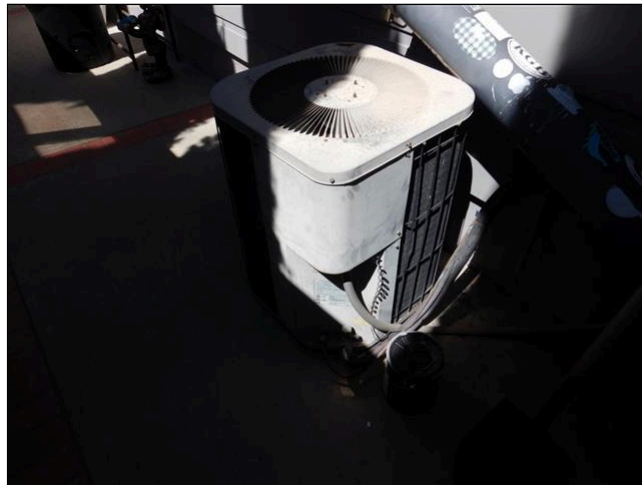
**COOLING EQUIPMENT TYPE:** AIR CONDITIONER, R-22

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

**CONDENSER AGE:** 15 PLUS YEARS OLD

**Comments:**

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



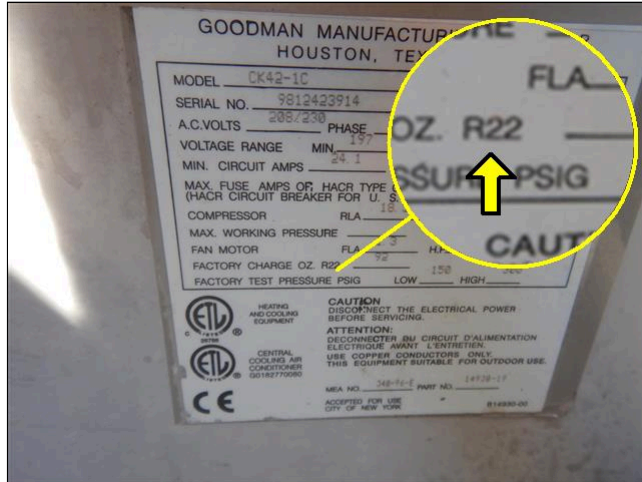
13.0.B Item 1(Picture)

**IN NI NP RR IO Items**

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

IN NI NP RR IO Items

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



13.0.B Item 2(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

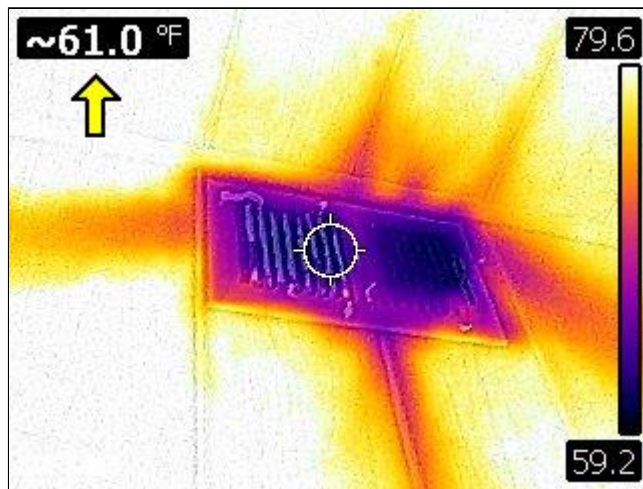
(3) The AC system is 15 or more years old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation and servicing by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that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

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

The air supplied to the room was measured around **61 degrees**.

The air returning to the system (return) was measured at **79 degrees**.

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



13.0.B Item 3(Picture)



13.0.B Item 4(Picture)

IN NI NP RR IO Items

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IN NI NP RR IO Items

**13.1.B CONDENSATE EQUIPMENT**

IN NI NP RR IO Items

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

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

## 14. Ventilation and Insulation

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



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**IN NI NP RR IO Items**

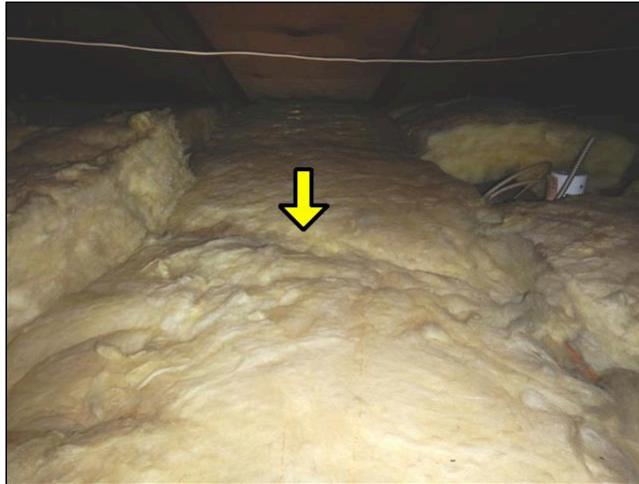
### 14.0 INSULATION IN THE ATTIC SPACE

**ATTIC INSULATION:** FIBERGLASS BATT, BLOWN FIBERGLASS

**R-VALUE (APPROXIMATE):** APPROXIMATE R-19

**Comments:**

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



14.0 Item 1(Picture)



14.0 Item 2(Picture)

- (2) The insulation in the attic appears to be functioning as intended.
- (3) The attic space access hatch covers in each house were not insulated. We

**IN NI NP RR IO Items**

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

IN NI NP RR IO Items

recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.



14.1 VENTILATION OF THE ATTIC SPACE

ATTIC VENTILATION: SOFFIT VENTS

IN NI NP RR IO Items

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



## 15. Structural Components

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



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

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

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**IN NI NP RR IO Items**

**15.0 STRUCTURE (GENERAL INFORMATIONAL)**

**ATTIC ACCESS/ LOCATION:** SCUTTLE HOLE(S) - SEVERAL

**WALL STRUCTURE:** WOOD STUDS

**Comments:**

- (1) At the time of the inspection, the Inspector observed no visual defects in the condition of the homes structure. A general home inspection does not include the evaluation of any structural components that are hidden behind floors, walls, or ceiling coverings. Such as anchor bolts, shear walls and seismic hardware, but is visual and non-invasive only.
- (2) This house is located within a sloped or hillside setting by the ocean. Geological evaluations are beyond the scope of our inspection. We recommend further evaluation with a geotechnical engineer prior to the end of your contingency period.

**15.1 ROOF STRUCTURE AND ATTIC SPACE**

**ROOF TYPE:** GABLE, FLAT

**ROOF STRUCTURE:** STICK-BUILT

**METHOD USED TO OBSERVE THE ATTIC SPACE:** FROM THE ENTRY, LIMITED ACCESS

**Comments:**

- (1) Material which may be rodent droppings was observed throughout the attic space. If present, pests may chew, damage or contaminate components such as insulation and heating/AC ducts. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#).

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. Home Inspectors also do not move or lift any insulation to determine if evidence of rodents exist.

We recommend further evaluation by a professional licensed Level II pest exterminator

**IN NI NP RR IO Items**

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

for a complete review and removal of any pests, waste material or contaminated components prior to the end of your contingency period.

We also recommend further evaluation by a qualified licensed contractor and having any openings, gaps, or voids be sealed where pests could be entering the property.



15.1 Item 1(Picture)

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



**15.2 SLAB**

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

**Comments:**

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

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



**15.3 FOUNDATION**

**FOUNDATION: POURED CONCRETE**



**15.4 FOUNDATION BOLT(S)**

**FOUNDATION BOLTS: NOT VISIBLE**

**Comments:**

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

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(A) . Built-In Kitchen Appliances / Main House**

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



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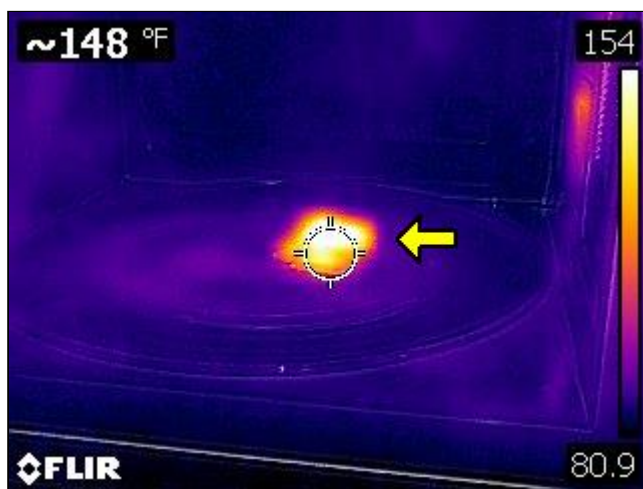
**IN NI NP RR IO Items**

**16.0.A 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.A Item 1(Picture)

**16.1.A DISHWASHER**

**Comments:**

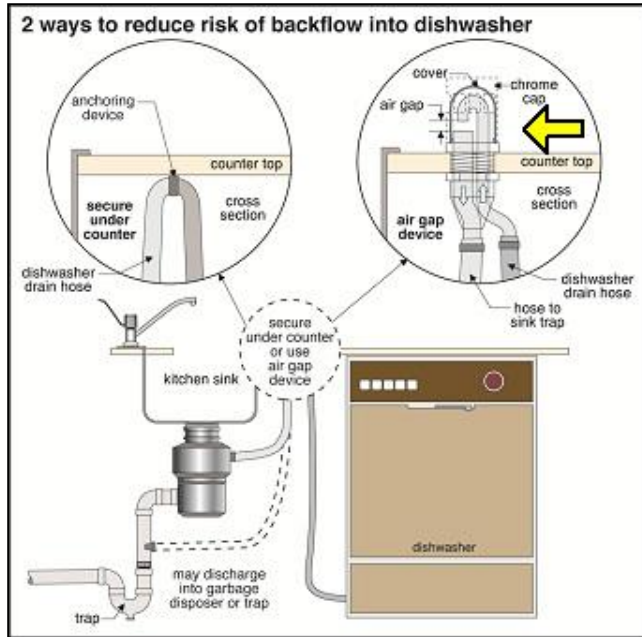
**IN NI NP RR IO Items**

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

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

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

(2) An air gap device or high-loop is not present at the dishwasher drain line as required. We recommend having an air gap device or a high-loop installed at the dishwasher drain line by a qualified licensed plumber.



16.1.A Item 1(Picture)



**16.2.A FOOD WASTE DISPOSER**

**Comments:**

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



**16.3.A RANGE HOOD/ VENT**

**Comments:**

There is no range hood/ vent installed above the cooktop. This is non standard. We recommend installing a range hood/ vent by a qualified licensed appliance contractor.

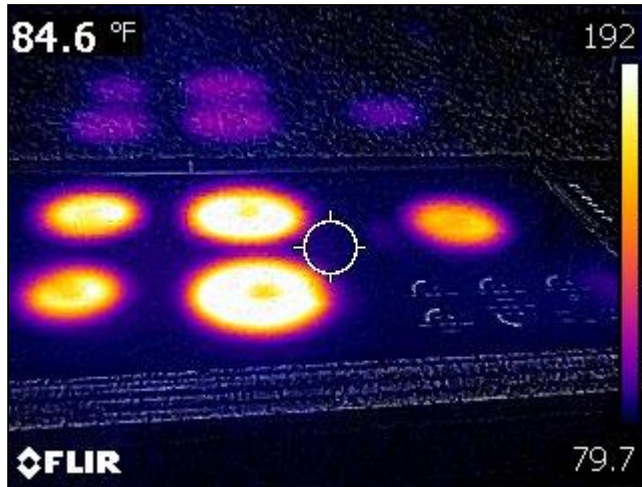


**16.4.A COOKTOP**

**Comments:**

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

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



16.4.A Item 1(Picture)



**16.5.A WALL OVEN**

**Comments:**

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

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



16.5.A Item 1(Picture)



**16.6.A REFRIGERATOR**

**Comments:**

IN NI NP RR IO Items

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(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.  
(2) I could not identify or inspect the outlet or water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection are not moved to inspect the walls/floors/other components behind them. If concerned we recommend verifying that the outlet and water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

**16.7.A TRASH COMPACTOR**

**Comments:**

The trash compactor is functional, but the unit is old and the life remaining is unknown/ limited. We recommend budgeting for replacement and getting or maintaining a good home warranty that covers this appliance.

**16.8.A KITCHEN APPLIANCES - OTHER**

**Comments:**

The built in freezers were off at the time of the inspection. Due to this condition they could not be inspected. We recommend verifying that the are operational prior to the end of your contingency period.

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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.

**16(B) . Built-In Kitchen Appliances / Guest House**

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



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**IN NI NP RR IO Items**

**16.0.B MICROWAVE (BUILT-IN)**

**Comments:**

The built in microwave did not work when tested. We recommend replacement.



16.0.B Item 1(Picture)

**16.1.B DISHWASHER**

**Comments:**

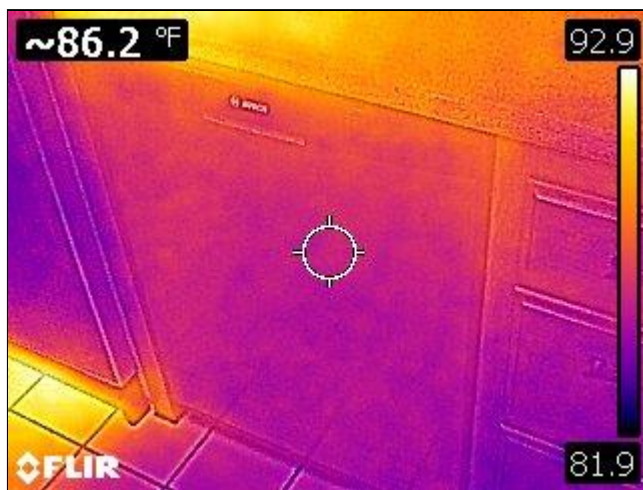
**IN NI NP RR IO Items**

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



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

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



16.1.B Item 1(Picture)



16.1.B Item 2(Picture)



**16.2.B FOOD WASTE DISPOSER**

**Comments:**

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



**16.3.B RANGE HOOD/ VENT**

**Comments:**

IN NI NP RR IO Items

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



16.3.B Item 1(Picture)

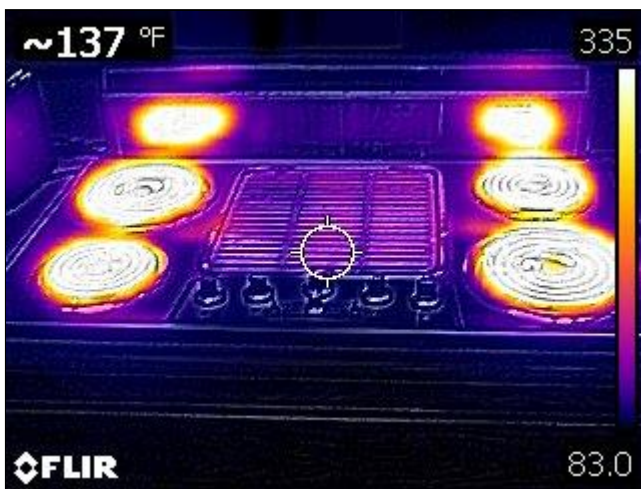


16.4.B COOKTOP

Comments:

Infrared Thermal photo of the cooktop being tested.

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



16.4.B Item 1(Picture)



16.5.B WALL OVEN

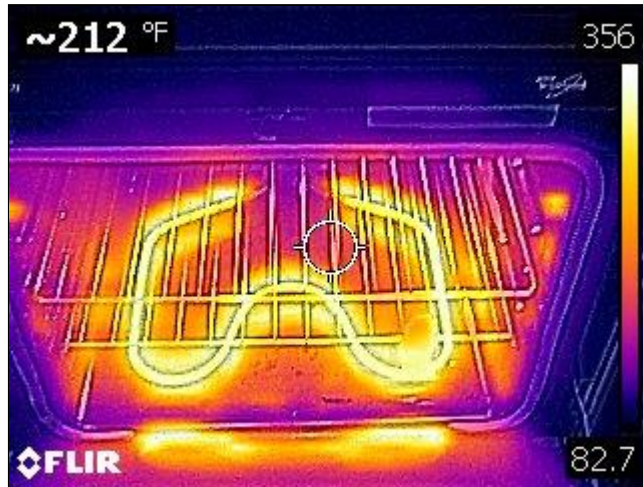
Comments:

IN NI NP RR IO Items

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**IN NI NP RR IO Items****Infrared Thermal photo of the wall oven(s) being tested.**

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



16.5.B Item 1(Picture)

**16.6.B REFRIGERATOR****Comments:**

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

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

**IN NI NP RR IO Items**

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

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

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

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

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**IN NI NP RR IO Items**

### 17.0 MAIN GAS SHUT-OFF VALVE

**Comments:**

The gas meter was not located. We recommend asking the seller to verify the location and we recommend having it inspected prior to the end of your contingency period.

### 17.1 MAIN ELECTRICAL PANEL

**Comments:**

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



17.1 Item 1(Picture)

### 17.2 MAIN WATER SHUT-OFF

**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

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



17.2 Item 1(Picture)

17.3 SUB ELECTRICAL PANEL(S)

**Comments:**

(1) The sub-panel is located in the main house laundry room.



17.3 Item 1(Picture)

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IN NI NP RR IO Items

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

**IN NI NP RR IO Items**

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(2) A sub panel is located in a main house bedroom.



17.3 Item 2(Picture)

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**IN NI NP RR IO Items**

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

## General Summary



### The Property Inspection Pros

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

**Customer**  
Jon Riks

**Address**  
4312 Main Place  
Coronado CA 92118

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

## 1. Roofing

### 1.2 FLASHINGS AND ROOF PENETRATIONS

#### Repair or Replace

- (1) Sealant around some of the roof flashings/ penetrations is cracked. We recommend having sealant applied where needed to help prevent roof leaks by a licensed roofer.
- (2) There are several exposed nails at the metal flashings and ridge caps. We recommend properly sealing these surfaces by a qualified person to help prevent roof leaks.

### 1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

#### Repair or Replace

- (1) Gutters are observed full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend having the gutters cleaned and checked by a qualified contractor.
- (3) Some rain gutters and downspouts are present/ installed. A complete rain gutter system helps control water flow and keeps moisture away from the foundation/ structure. We recommend having additional gutters and downspouts installed where needed by a qualified licensed contractor as an upgrade.
- (4) Gutters are observed to be rusted and deteriorated in various areas throughout. We recommend

replacing gutters as needed by a qualified licensed contractor.

(5) 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.

### 1.5 SKYLIGHT(S) / SOLAR TUBE(S)

#### Not Inspected

(2) 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

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

#### Repair or Replace

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

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

#### Inspected

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

### 2.3 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

(1) Paint is worn and failing at the siding and trim at several areas. We recommend prep and paint as needed to protect the siding and trim by a qualified paint contractor.

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

(3) Planters are installed on the siding at the front. Watering next to the house causes water damage to the siding and possibly the foundation. We advise removing the planters.

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

### 2.4 EAVES, SOFFITS, FASCIAS

#### Repair or Replace

Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

### 2.5 DOORS (EXTERIOR)

#### Repair or Replace

(1) Damaged wood is observed at the rear exterior closet doors. We recommend referring to the pest inspection report for a detailed evaluation of the wood and necessary repairs or replacement made by a qualified licensed contractor.

(2) Condensation is observed between the panes of glass at door(s). This occurs when the seal has



failed between the panes of glass and ambient air has entered the assembly. Replacement of the glass/ insulated unit is required. Since some failed doors may not be easily found due to changing ambient conditions (heat, humidity, etc) we recommend having all of the glass doors reviewed by a licensed window/ door contractor to determine how many doors require repair/replacement. We recommend necessary repairs or replacement of all doors with failed seals by a licensed window/ door contractor. (4) The guest house master bedroom screen door has a torn or damaged screen. We recommend repair or replacement by a qualified person.

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

### **Repair or Replace**

(1) The windows throughout the house were dirty at the time of the inspection. This condition limits the inspectors ability to observed fogged windows (failed seals in double pane windows) or cracked windows. We recommend that all the windows be professionally cleaned and then inspected by this company or by a qualified licensed window contractor prior to the end of your contingency period.

(2) There are several window screens that are missing throughout both houses. We recommend repair or replace as needed by a qualified person.

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

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

### **Repair or Replace**

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

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

## **2.11 OUTLETS/ WIRING/ FIXTURES**

### **Repair or Replace**

There are no GFCI protected receptacles at the exterior of the house(s). We recommend upgrading the exterior receptacles to GFCI protected receptacles by a qualified licensed electrician for safety.

# **3. Electrical System**

## **3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING**

### **Repair or Replace**

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

## **3.4 SERVICE AND GROUNDING EQUIPMENT**

### **Information Only**

The electrical system appears to be grounded through the plumbing system only which was standard at

the time of construction. Newer homes have a separate ground rod which improves grounding. We recommend having a ground rod and wire installed by a qualified licensed electrician to improve grounding and safety.

### **3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)**

#### **Repair or Replace**

(1) Several lights throughout the interior and exterior of both houses 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) There is a bare bulb light fixture in a closet in the main house garage. Bare bulb light fixture in cabinets or closets are now considered to be a safety concern. We recommend replacing all bare bulb light fixtures with an approved covered fixture by a qualified person.

### **3.8 RECEPTACLE(S) ISSUES**

#### **Repair or Replace**

There are several outlets installed in the floor that are flush mounted with the face up. Generally outlets in counter tops or floors should not be flush mounted with the face up. For floor outlets, an approved locking cover should be installed. We recommend necessary corrections be made where needed by a licensed electrician for safety.

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

#### **Inspected**

There are several receptacles that are not GFCI protected where required by todays standards. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage(s), and any non fixed appliance receptacles in the kitchen(s) to GFCI protected receptacles by a qualified licensed electrician for safety.

### **3.12 JUNCTION BOXES (OBSERVABLE)**

#### **Repair or Replace**

Several open junction box are observed in the main house attic. All electrical splices must be enclosed in a junction box. We recommend necessary repairs by a qualified person for safety.

### **3.13 EXTERIOR LIGHTING**

#### **Repair or Replace**

(1) 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.

(2) 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.

## **4(A) . Garage / Main House**

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

#### **Inspected**

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

**4.5.A FIRE-RATED DOOR****Inspected**

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.

**4(B) . Garage / Guest House****4.3.B GARAGE WALLS (INCLUDING FIREWALL SEPERATION)****Inspected**

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

**4.5.B FIRE-RATED DOOR****Inspected**

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.

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

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

**4.9.B GFCI OPERATION****Repair or Replace**

A GFCI receptacle located in the garage on the right side wall is not operating properly, or has failed as it did not trip when tested. The outlet may be defective or mis-wired. We recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement made as needed.

**5(A) . Water Heater / Main House****5.0.A MAIN WATER HEATER (CONTROLS)****Inspected**

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

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

(7) The water heater is connected to the water supply using rigid supply piping. The present standard for this installation calls or recommends the use of flexible water supply lines. We recommend

upgrading/ installing flexible water supply pipes at the water heater by a licensed plumber.

## 5(B) . Water Heater / Guest House

### 5.0.B MAIN WATER HEATER (CONTROLS)

#### Repair or Replace

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

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

(6) There are "popping" like noises at the water heater when the water was being heated. This may indicate pending failure of the water heater. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period.

(7) The water heater is connected to the water supply using rigid supply piping. The present standard for this installation calls or recommends the use of flexible water supply lines. We recommend upgrading/ installing flexible water supply pipes at the water heater by a licensed plumber.

(8) The water heater gas pipe fittings appear to have white teflon tape installed on them. This is non standard. White teflon tape is intended for use on water pipe fittings. We recommend necessary corrections by a qualified licensed plumber.

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

## 6. Interiors

### 6.0 INTERIORS (GENERAL COMMENTS)

#### Inspected

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

### 6.3 FLOOR COVERINGS

#### Repair or Replace

Carpets throughout both houses are dirty and stained. We recommend having them professional cleaned or replaced by a qualified licensed flooring contractor.

### 6.4 STEPS, STAIRWAYS, RAILINGS

#### Repair or Replace

The guest house interior stair handrail height to the right of the fireplace and stairwell is incorrect. The handrail at the stairs must measure between 34" and 38 inches from the tread. We recommend correction by a qualified licensed contractor.

### 6.8 INTERIORS - OTHER

**Repair or Replace**

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

## 7. Plumbing System

### 7.0 DRAIN, WASTE, AND VENT SYSTEMS

**Repair or Replace**

(1) There is a plumbing rough in cap still present at a vent pipe. This cap could prevent proper drain function which can lead to sewer odors in the house. We recommend removing this cap by a qualified person.

### 7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

**Inspected**

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

### 7.3 HOSE SPIGOT(S)

**Repair or Replace**

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

(2) Several exterior hose spigot handles leak when turned on. We recommend necessary repairs or replacement by a qualified licensed plumber.

## 8(A) . Bathroom(s) / Guest House 2nd Bedroom Bathroom

### 8.0.A SINK(S)

**Repair or Replace**

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

### 8.1.A FLOOR

**Repair or Replace**

Several cracked floor tiles are observed. We recommend necessary repairs or replacement by a qualified licensed flooring contractor.

## 8(B) . Bathroom(s) / Guest House 3rd Bedroom Bathroom

### 8.0.B SINK(S)

**Repair or Replace**

There are older one piece angle stop valve(s)/ supply line(s) observed at the sink. These one piece angle stop valve(s)/ supply line(s) have a reputation to corrode from the inside and possible fail. A white power substance or corrosion/ calcification is observed at the one piece angle stop valve(s)/ supply

line(s). We recommend that these one piece angle stop valve(s)/ supply line(s) be replaced by a qualified licensed plumber as an upgrade.

## 8(C) . Bathroom(s) / Guest House Master Bathroom

### 8.0.C JETTED TUB

#### Repair or Replace

(2) There is no equipment access panel provided for the jetted tub. This is non standard. Due to this condition the jetted tub equipment was not accessible, observable, or inspected. Current installation requires that an access panel for maintenance and servicing be provided for the jetted tub components. We recommend having an access panel installed by a qualified licensed contractor.

(3) We could not locate a GFCI outlet for the jetted tub. This is a safety hazard if not present. We recommend verifying that the jetted tub has GFCI outlet for protection prior to use. If there is no GFCI outlet installed we recommend that a GFCI outlet be installed for the jetted tub by a qualified licensed plumber or qualified licensed electrician prior for safety.

## 8(D) . Bathroom(s) / Main House Bedroom Bathroom #1

### 8.1.D GFCI OPERATION

#### Repair or Replace

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

## 9(A) . Laundry / Main House

### 9.0.A WASHING MACHINE/ DRYER CONNECTION(S)

#### Inspected

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

### 9.1.A CLOTHES DRYER VENT

#### Inspected

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

## 9(B) . Laundry / Guest House

### 9.0.B WASHING MACHINE/ DRYER CONNECTION(S)

#### Inspected

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

### 9.1.B CLOTHES DRYER VENT

#### Repair or Replace

(1) 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.

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

## 10. Fireplaces/ Chimneys

### 10.0 CHIMNEY(S)

#### Repair or Replace

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

(2) The metal chimney cap for the guest house is rusted. We recommend further evaluation by a licensed chimney contractor for necessary repairs or replacement.

### 10.2 DAMPER/ DAMPER CLAMP

#### Not Present

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

(2) The main house fireplace damper door is inoperable/ did not operate when tested. We recommend necessary repairs by a licensed chimney contractor.

## 11. Detectors, Safety, Security

### 11.0 SMOKE DETECTORS

#### Repair or Replace

(1) The smoke detectors in the property (each house) are older. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. We recommend that all old detectors be replaced prior to occupancy of the house for safety.

(2) We recommend installing additional smoke detectors where needed in each house to comply with current fire and safety standards and regulations as a safety upgrade.

### 11.1 CARBON MONOXIDE DETECTOR(S)

#### Not Present

Carbon Monoxide detectors are not installed in this property (in each house). We recommend installing Carbon Monoxide detectors where needed in each house prior to occupying the homes.

## 12(A) . Heating Equipment / Main House

### 12.2.A VENTS AND FLUES (HEATING SYSTEM)

#### Repair or Replace

A section of the furnace flue may contain asbestos. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. If the flue contains asbestos, there may be additional costs to remove the flue if you upgrade the Transite flue to metal. Inspecting the Transite flue should be part of an annual furnace servicing until it is replaced. We recommend replacement of the Transite flue upon replacement of the furnace, replacement of the roof, or if you are concerned about asbestos by a qualified licensed HVAC contractor.

## 12(B) . Heating Equipment / Guest House

### 12.0.B HEATING EQUIPMENT

**Repair or Replace**

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

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

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

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

## **13(A) . Cooling Equipment / Main House**

### **13.1.A CONDENSATE EQUIPMENT**

**Repair or Replace**

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

(2) A vented trap was not installed in the condensation drain line. A vented trap must be installed in the condensation drain line to prevent vapor lock and possible condensation leaks in the house. We recommend installation of a vented trap by a qualified licensed HVAC contractor.

## **13(B) . Cooling Equipment / Guest House**

### **13.0.B COOLING EQUIPMENT**

**Inspected**

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

## **14. Ventilation and Insulation**

### **14.0 INSULATION IN THE ATTIC SPACE**

**Repair or Replace**

(3) The attic space access hatch covers in each house were not insulated. We recommend insulating the attic access hatch cover to reduce unwanted heat loss/gain by a qualified person.



## 15. Structural Components

### 15.1 ROOF STRUCTURE AND ATTIC SPACE

#### Repair or Replace

(1) Material which may be rodent droppings was observed throughout the attic space. If present, pests may chew, damage or contaminate components such as insulation and heating/AC ducts. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard, according to [San Diego County Vector Control](#).

Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. Home Inspectors also do not move or lift any insulation to determine if evidence of rodents exist.

We recommend further evaluation by a professional licensed Level II pest exterminator for a complete review and removal of any pests, waste material or contaminated components prior to the end of your contingency period.

We also recommend further evaluation by a qualified licensed contractor and having any openings, gaps, or voids be sealed where pests could be entering the property.

## 16(A) . Built-In Kitchen Appliances / Main House

### 16.1.A DISHWASHER

#### Repair or Replace

(2) An air gap device or high-loop is not present at the dishwasher drain line as required. We recommend having an air gap device or a high-loop installed at the dishwasher drain line by a qualified licensed plumber.

### 16.3.A RANGE HOOD/ VENT

#### Not Present

There is no range hood/ vent installed above the cooktop. This is non standard. We recommend installing a range hood/ vent by a qualified licensed appliance contractor.

### 16.7.A TRASH COMPACTOR

#### Not Inspected

The trash compactor is functional, but the unit is old and the life remaining is unknown/ limited. We recommend budgeting for replacement and getting or maintaining a good home warranty that covers this appliance.

## 16(B) . Built-In Kitchen Appliances / Guest House

### 16.0.B MICROWAVE (BUILT-IN)

#### Repair or Replace

The built in microwave did not work when tested. We recommend replacement.

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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