



Inspection Report

Jon Smitty

Property Address:
1123 Main Road
Rancho Santa Fe CA 92067



The Property Inspection Pros

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



Table of Contents

Cover Page..... 1
Table of Contents 3
Intro Page 4
1 Roofing 8
2 Exterior 20
3 Electrical System 26
4 Garage 34
5 Water Heater 38
6 Interiors 41
7 Plumbing System 49
8 Bathroom(s) 51
9 Laundry 54
10 Fireplaces/ Chimneys 55
11 Detectors, Safety, Security 58
12 Heating Equipment 61
13 Cooling Equipment 64
14 Ventilation and Insulation 67
15 Structural Components 69
16 Built-In Kitchen Appliances 71
17 Gas, Electric, Water Shut-Off Locations 74
18 POOL, SPA, EQUIPMENT & SAFETY 77
General Summary 87

Date: 10/2/2024	Time: 01:00 PM	Report ID:
Property: 1123 Main Road Rancho Santa Fe CA 92067	Customer: Jon Smitty	Real Estate Professional:

IN ATTENDANCE DURNING THE INSPECTION: BUYER, BUYER'S AGENT, INSPECTOR, SELLER'S AGENT, CONTRACTOR(S)	TYPE OF BUILDING: SINGLE FAMILY DETACHED, WITH POOL/ SPA, DETACHED GUEST HOUSE	APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS): 2024, NEW CONSTRUCTION
WEATHER TYPE: CLEAR	TEMPERATURE: 80, DEGREES	GROUND/ SOIL SURFACE CONDITIONS: DRY
RAINED IN THE LAST 3 DAYS: NO	NUMBER OF LEVELS: 2	UTILITIES: ALL UTILITIES WERE ON
OCCUPIED: NOT OCCUPIED, STAGED		

PLEASE READ THE FOLLOWING INFORMATION

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

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

SCOPE OF THE INSPECTION:

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

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

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

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

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

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

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

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

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

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

Comment Key or Definitions

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

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

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

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

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

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

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

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

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

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

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

1. Roofing

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



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

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

IN NI NP RR IO Items

1.0 TILE/ CLAY ROOF MATERIALS

FLAT ROOF MATERIAL: RUBBER MEMBRANE

Comments:

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



1.0 Item 1(Picture)



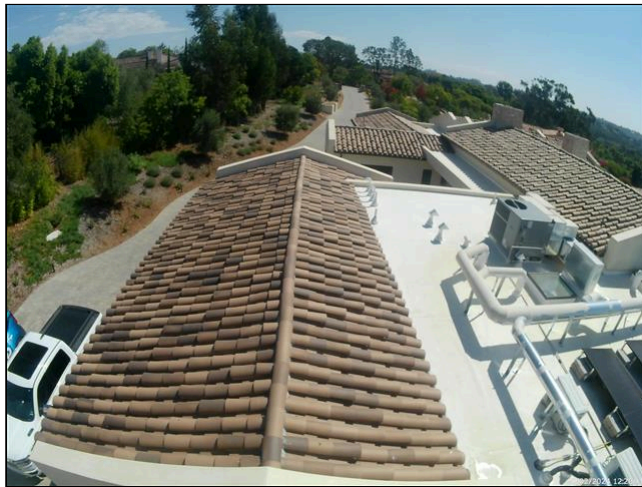
1.0 Item 2(Picture)

IN NI NP RR IO Items

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



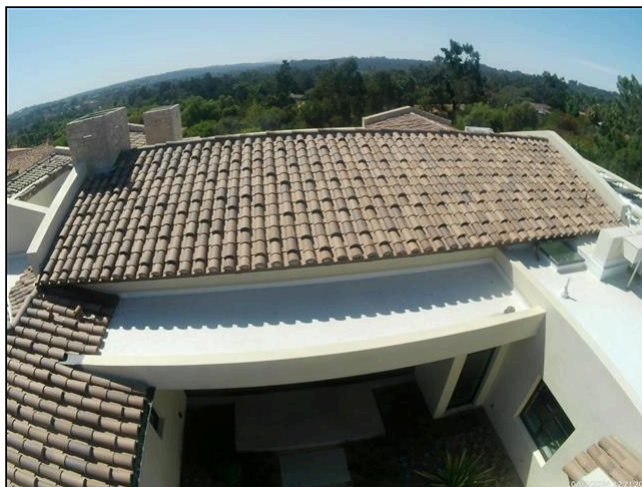
1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)

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

(3) The roof covering was inspected from the ground, windows, attic and remotely with

IN NI NP RR IO Items

the use of a pole-mounted camera to avoid damaging the roof covering and possibly voiding any manufacture warranties and safety for the inspector. This is not a comprehensive inspection of the roof and is in accordance with the InterNACHI standards of practice we follow. All of the flashings and/pipe penetrations were not fully visible from our vantage point. I cannot guarantee that all of the pipe penetrations and flashings are in good condition. If you want a more comprehensive roof inspection, we recommend that you have the roof inspected by a licensed roof contractor prior to the end of your contingency. Be advised that a licensed roof contractor with the added benefit of walking the roof may find additional defects not listed in this report.

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)



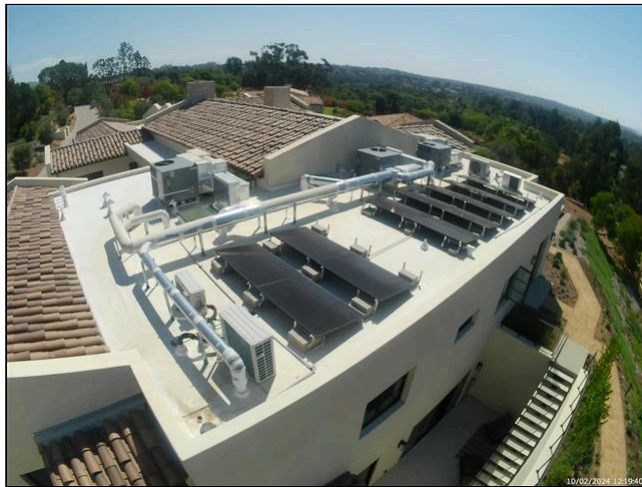
1.1 Item 2(Picture)

IN NI NP RR IO Items

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



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.2 FLASHINGS AND ROOF PENETRATIONS

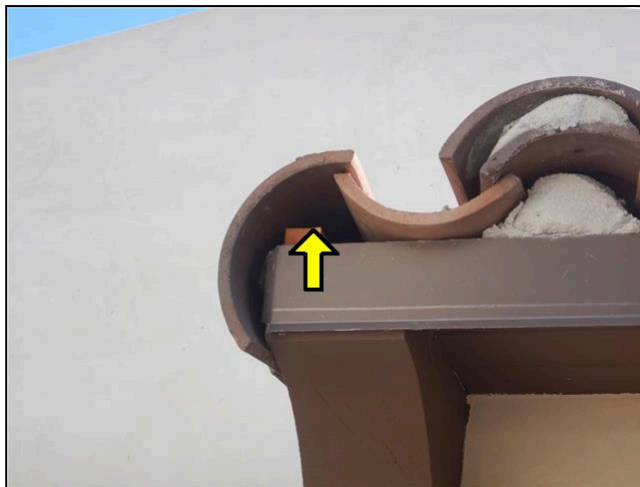
Comments:

IN NI NP RR IO Items

(1) Several tiles roof do not have "bird stop" installed at the end of the roof at the eaves. The lack of this end cap can allow pest(s) to enter under the tiles and damage the underlayment "tar paper". It also exposes the underlayment "tar paper" to the sun, weather and the elements. We recommend having a "bird stop" added where needed by a licensed roof contractor.



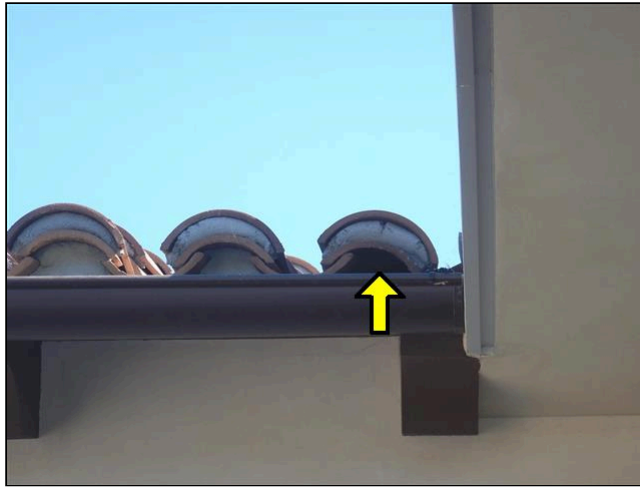
1.2 Item 1(Picture)



1.2 Item 2(Picture)

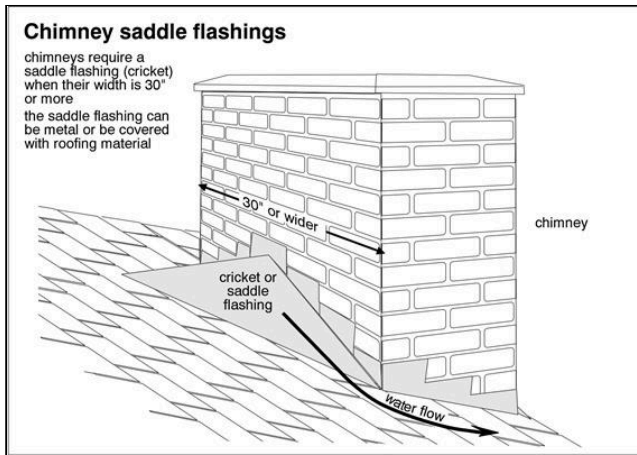
IN NI NP RR IO Items

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



1.2 Item 3(Picture)

(2) No saddle or cricket flashing was installed at a chimney. This is required when chimneys are 30 inches wide or more. We recommend further evaluation and necessary corrections by a licensed roof contractor.



1.2 Item 4(Picture)



1.2 Item 5(Picture)

IN NI NP RR IO Items



1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Comments:

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



1.3 Item 1(Picture)



1.3 Item 2(Picture)

IN NI NP RR IO Items

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



1.3 Item 3(Picture)



1.3 Item 4(Picture)

(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.

1.4 ROOF SHEATHING (OBSERVABLE)

1.5 SKYLIGHT(S) / SOLAR TUBE(S)

SKYLIGHT(S): SEVERAL

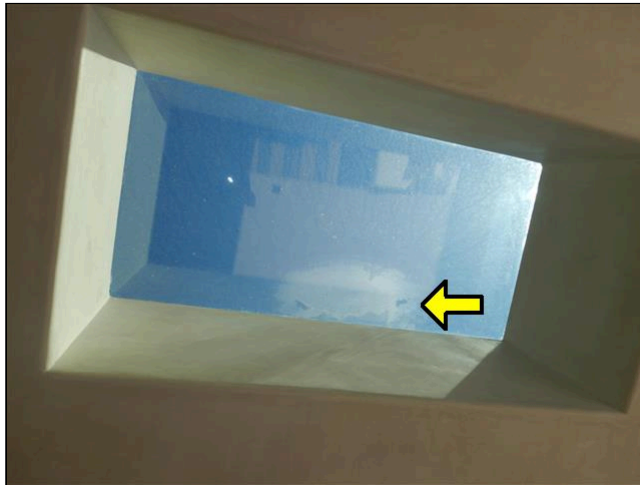
Comments:

IN NI NP RR IO Items

(1) 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) 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. The tile roof covering precludes us from evaluating the installation and flashings. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if the client is concerned.

(3) Several skylights are noted to be cloudy. This can indicate that the skylights are cracked or the seal between the two layers of the skylight has failed. We recommend further evaluation from a licensed roof contractor prior to the end of your contingency period and necessary repairs or replacement as needed.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.6 ROOFING - OTHER

Comments:

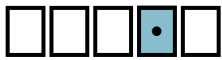
IN NI NP RR IO Items

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

There is a screen observed on the roof. We recommend removal by a qualified person.



1.6 Item 1(Picture)



1.7 SOLAR SYSTEM

Comments:

The electric solar system and its related components are beyond the scope of the home inspection and was not inspected. We recommend verifying that the electric solar system is operational prior to the end of your contingency period.

However, the solar panels were observed not to be fastened to the roof. We recommend further evaluation by a licensed solar contractor and necessary corrections made as needed.

We also recommend having all the solar panels cleaned by a qualified person.



1.7 Item 1(Picture)

IN NI NP RR IO Items



1.7 Item 2(Picture)



1.7 Item 3(Picture)

IN NI NP RR IO Items

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

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

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

2. Exterior

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



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

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

IN NI NP RR IO Items

2.0 EXTERIOR (GENERAL COMMENTS)

FENCE: LARGE LOT

Comments:

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

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

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

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

LOT TYPE: FLAT, SLOPED

LOT DRAINAGE: BURRIED DRAIN LINES

Comments:

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

2.3 WALL CLADDING FLASHING AND TRIM

SIDING MATERIAL: STUCCO, STONE VENEER

2.4 EAVES, SOFFITS, FASCIAS

2.5 DOORS (EXTERIOR)

2.6 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: DOUBLE PANE ALUMINUM

Comments:

(1) Unable to open the window in the 2nd bedroom as it appears to be stuck in the closed position. We recommend necessary repairs or replacement by a licensed window contractor.



2.6 Item 1(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(2) All of the window screens throughout the house were not installed at the time of the inspection. There are window screens located in the garage. We recommend verifying that all the window screens are accounted for, serviceable, and that they fit prior to the end of your contingency period.



2.6 Item 2(Picture)

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

2.7 SAFETY GLASS (EXTERIOR)

2.8 DRIVEWAYS, PATIOS, WALKWAYS (HARDSCAPE)

DRIVEWAY: PAVERS

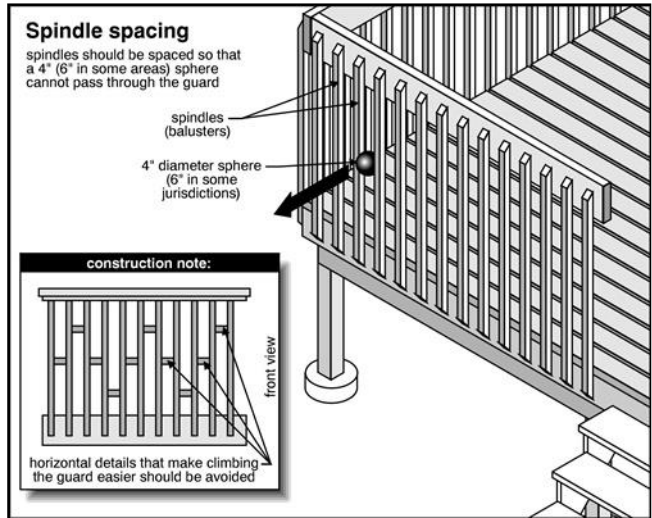
Comments:

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 right side exterior guardrail railing/baluster spacing does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

IN NI NP RR IO Items

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



2.8 Item 3(Picture)

2.9 EXTERIOR STAIRS/ STEPS

2.10 FENCE AND/OR GATES

Comments:

(1) A motorized gate is present on the property. Motorized gates are out of the scope of our general home inspection and was not inspected by our company. We recommend further evaluation by a qualified person prior to the end of your contingency period if concerned.

(2) Inspection of the outer fencing, landscape, and boundary walls lies beyond the scope of the general home inspection. The inspector may report on defects observed near the home. However, due to the size of this homesite, the outer fences, landscape and boundary walls not in contact with the home were not inspected. If concerned we recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period.

2.11 OUTLETS/ WIRING/ FIXTURES

Comments:

IN NI NP RR IO Items

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



2.11 Item 1(Picture)



2.12 IRRIGATION

Comments:

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



2.13 EXTERIOR - OTHER

Comments:

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

IN NI NP RR IO Items

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

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

3. Electrical System

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



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

IN NI NP RR IO Items

3.0 MAIN PANEL

MAIN PANEL CAPACITY: 600 AMP

ELECTRIC SERVICE CONDUCTORS: BELOW GROUND, 220 VOLTS

Comments:

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



3.0 Item 1(Picture)

IN NI NP RR IO Items

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



3.0 Item 2(Picture)

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



3.0 Item 3(Picture)



3.1 SUB PANEL

Comments:

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

Photo of the sub electrical panels.



3.1 Item 1(Picture)



3.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

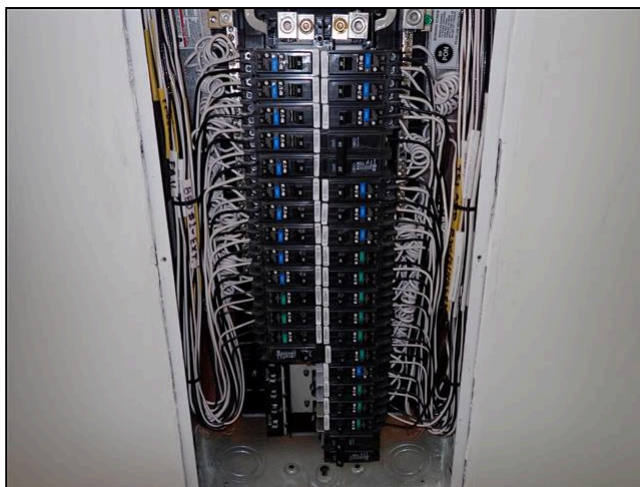
Comments:

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

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

(2) [Photo inside of the sub electrical panels.](#)

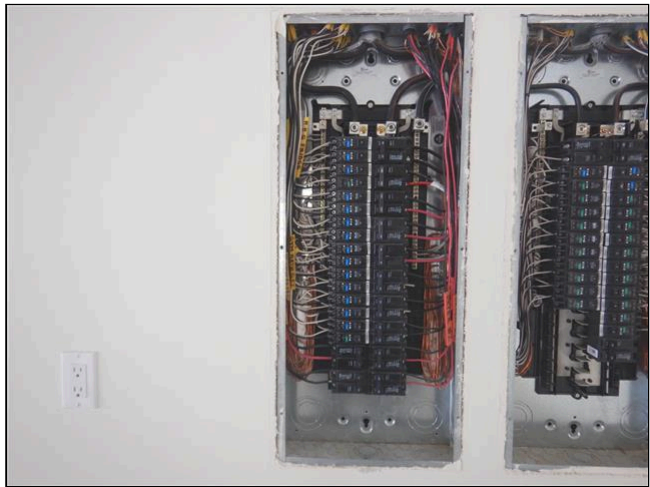
The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER

WIRING METHODS: ROMEX

Comments:

IN NI NP RR IO Items

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

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



3.3 Item 1(Picture)



3.3 Item 2(Picture)

IN NI NP RR IO Items

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



3.3 Item 3(Picture)

3.4 SERVICE AND GROUNDING EQUIPMENT

3.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

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)



3.7 Item 2(Picture)

3.8 RECEPTACLE(S) ISSUES

3.9 220 OUTLET(S)

Comments:

The 220V outlet in the garage functioned when tested at the time of the inspection.



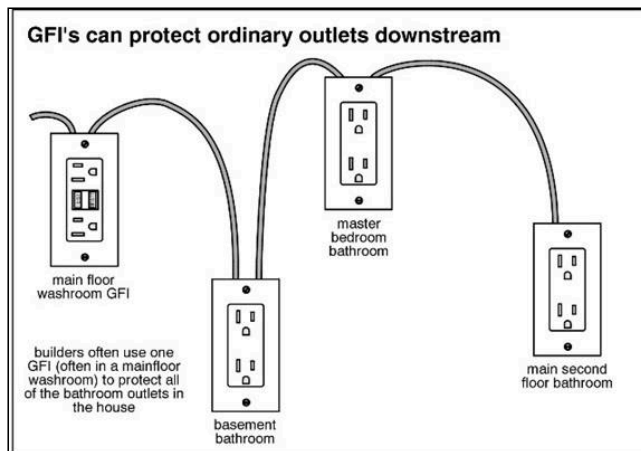
3.9 Item 1(Picture)

3.10 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

IN NI NP RR IO Items

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



3.10 Item 1(Picture)



3.11 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Comments:

The AFCI circuit breakers were tested using the AFCI test button on the AFCI circuit breakers. The AFCI circuit breakers were found to be functional at the time of the inspection.



3.12 JUNCTION BOXES (OBSERVABLE)



3.13 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Comments:

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



3.14 TELEPHONE AND CABLE ENTRANCE

IN NI NP RR IO Items

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

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

4. Garage

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



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

IN NI NP RR IO Items

4.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: WOOD - 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 Item 1(Picture)

IN NI NP RR IO Items

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



4.0 Item 2(Picture)



4.1 GARAGE VEHICLE DOOR OPENER(S)

Comments:

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



4.1 Item 1(Picture)

IN NI NP RR IO Items

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



4.1 Item 2(Picture)

(3) Sensors are in place, were tested, and will reverse both garage doors.

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

4.2 GARAGE CEILING

4.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

4.4 GARAGE FLOOR/ SLAB

4.5 FIRE-RATED DOOR

Comments:

The door between the house and the garage appears to be a fire rated door.

4.6 FIRE-DOOR CLOSING DEVICE

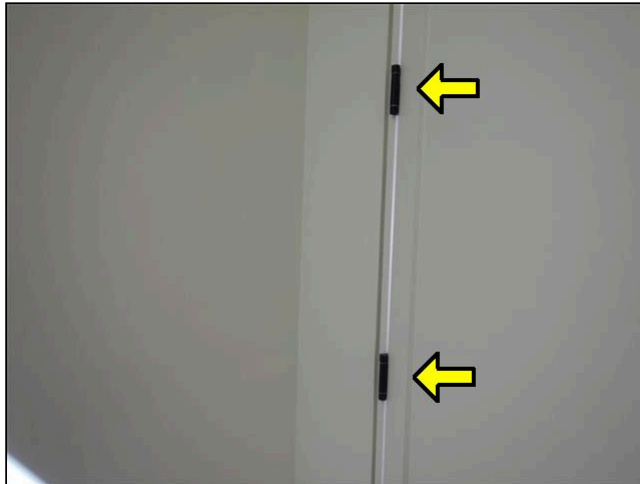
Comments:

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



4.6 Item 1(Picture)

4.7 GARAGE PEDESTRIAN DOOR(S)

4.8 OUTLETS/ FIXTURES/ WIRING/ 220V

4.9 GFCI OPERATION

4.10 POLARITY/ GROUNDING (RECEPTACLES)

IN NI NP RR IO Items

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

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

5. Water Heater

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

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

IN NI NP RR IO Items

5.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER POWER SOURCE: PROPANE

WATER HEATER CAPACITY: TANKLESS

Comments:

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



5.0 Item 1(Picture)

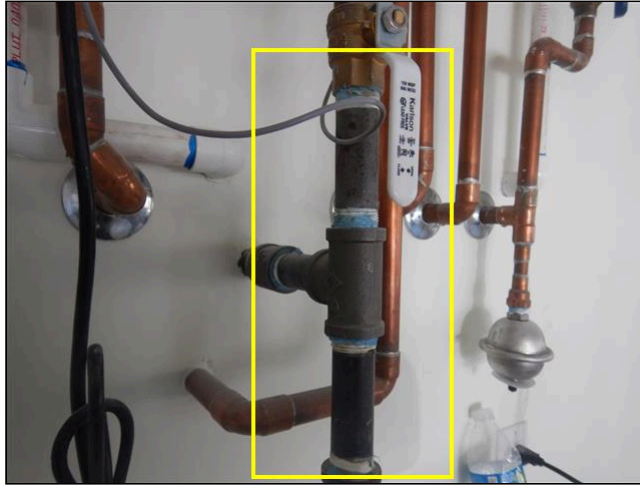
IN NI NP RR IO Items

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

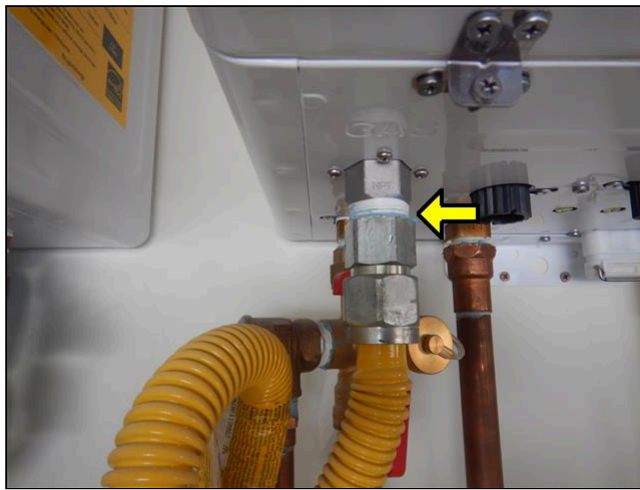
IN NI NP RR IO Items

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

(3) 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.



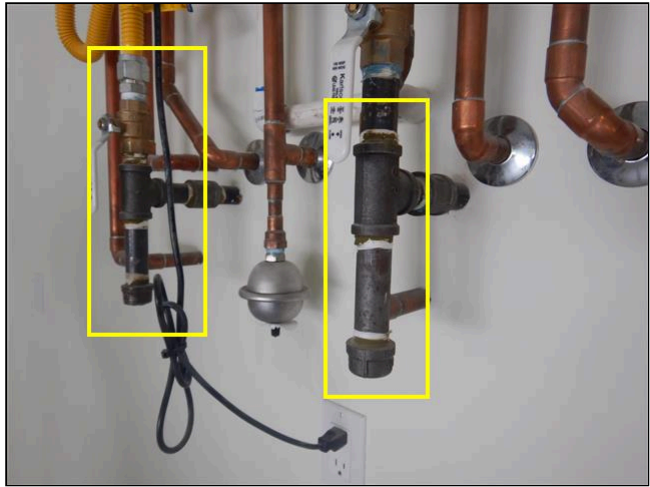
5.0 Item 2(Picture)



5.0 Item 3(Picture)

IN NI NP RR IO Items

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



5.0 Item 4(Picture)

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

5.1 MAIN WATER HEATER FLUE

5.2 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

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

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

6. Interiors

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



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

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

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

IN NI NP RR IO Items

6.0 INTERIORS (GENERAL COMMENTS)

WALL/ CEILING MATERIAL: SHEETROCK

Comments:

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

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

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

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

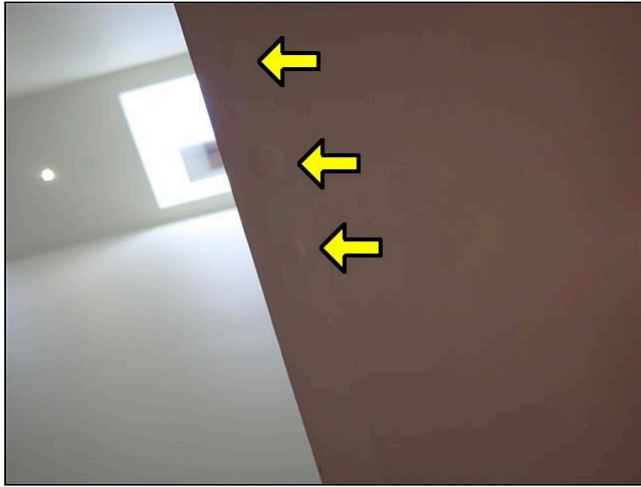
6.1 CEILINGS

IN NI NP RR IO Items

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

Comments:

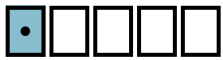
Protruding nail/ screw heads are visible at ceiling at several locations. We recommend necessary repairs by a qualified drywall contractor.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



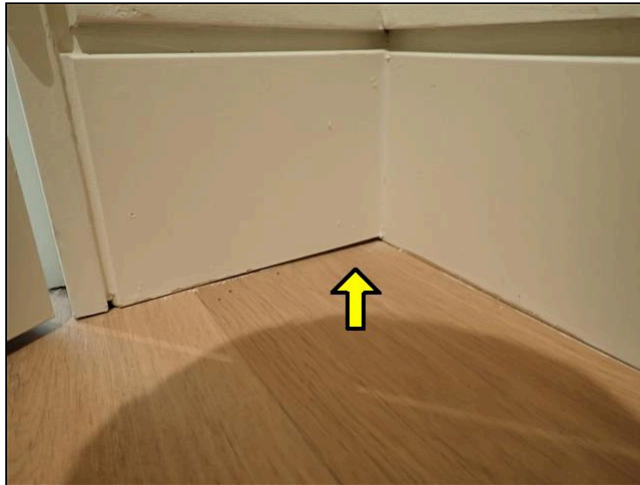
6.2 WALLS

Comments:

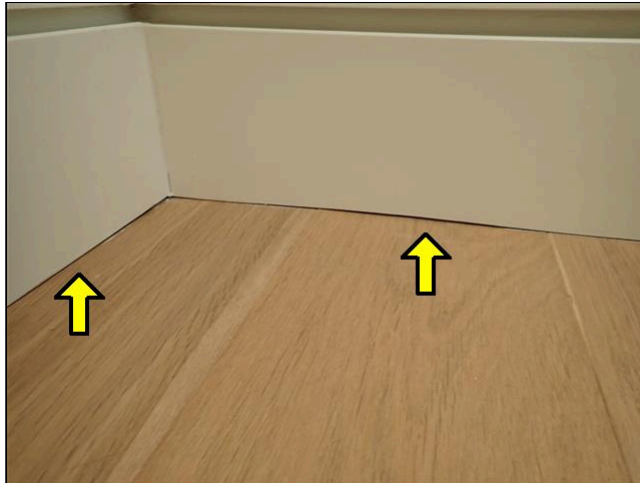
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

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



6.2 Item 1(Picture)



6.2 Item 2(Picture)



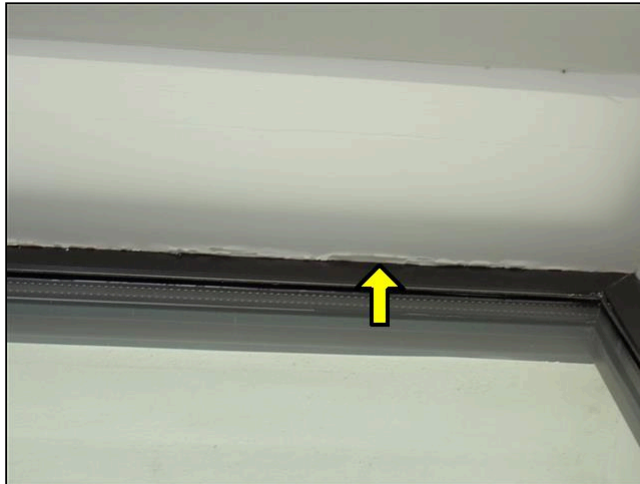
6.2 Item 3(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(2) Paint is flaking/ failing at several areas and needs prep and paint. We recommend prep and paint where needed by a licensed paint contractor.



6.2 Item 4(Picture)

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



6.3 FLOOR COVERINGS

Comments:

The flooring was observed to be "scuffed" entering the master bedroom. We recommend cleaning/repairing where needed by a qualified person.



6.3 Item 1(Picture)



6.4 STEPS, STAIRWAYS, RAILINGS

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



6.4 Item 1(Picture)



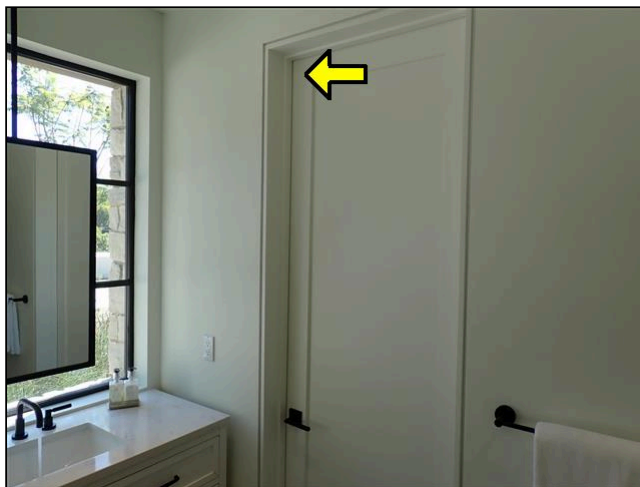
6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)



6.6 DOORS (REPRESENTATIVE NUMBER)

Comments:

(1) The 4th bedroom closet door rubs at the frame. We recommend necessary corrections by a qualified person.



6.6 Item 1(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

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



6.6 Item 2(Picture)

(3) The downstairs gym glass door upper locking latch is difficult to operate. We recommend further evaluation by a licensed contractor and have repairs made where needed.



6.6 Item 3(Picture)



6.7 INFRARED CAMERA INSPECTION FINDINGS

Comments:

IN NI NP RR IO Items

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

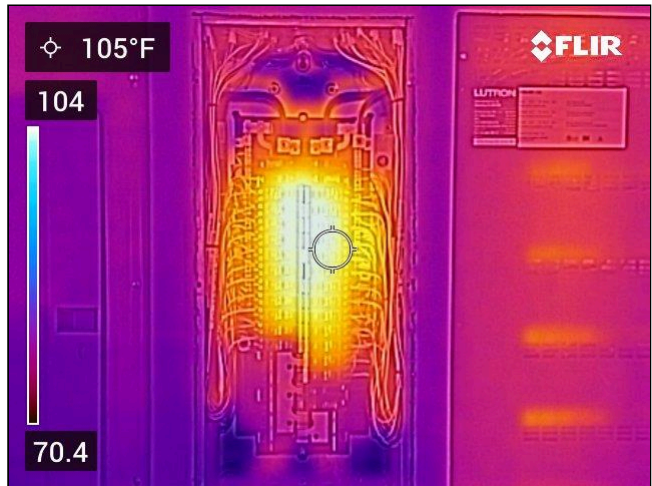
(1) Infrared Camera Thermal Photos.



6.7 Item 1(Picture)



6.7 Item 2(Picture)



6.7 Item 3(Picture)

(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.

IN NI NP RR IO Items

No anomalies were found at the time of the inspection using this camera.

6.8 SAFETY GLASS (INTERIOR)

6.9 INTERIORS - OTHER

Comments:

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

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

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

IN NI NP RR IO Items

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

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.

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

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: NOT VISIBLE, UNABLE TO DETERMINE

Comments:

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



7.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

WATER SOURCE: PUBLIC

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

IN NI NP RR IO Items

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

IN NI NP RR IO Items

• □ □ □ □

7.2 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): APPEARS TO BE ADEQUATE

• □ □ □ □

7.3 HOSE SPIGOT(S)

Comments:

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

• □ □ □ □

7.4 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments:

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



7.4 Item 1(Picture)

IN NI NP RR IO Items

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

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. Bathroom(s)

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



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

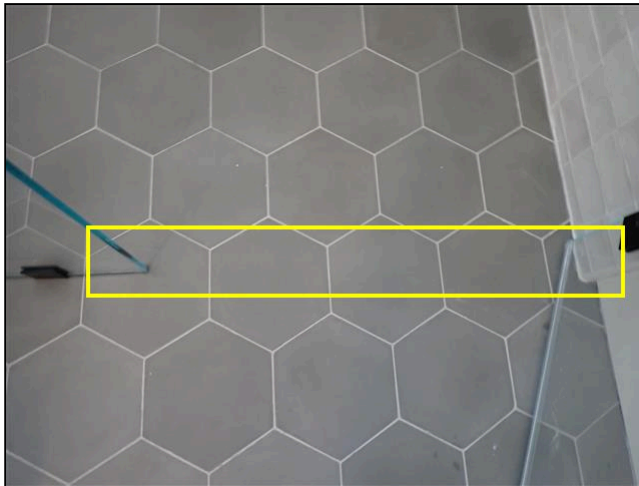
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

8.0 SHOWER

Comments:

(1) Non-standard height was observed at the shower curbs/ thresholds. Normally a shower curb/ threshold is a minimum 2" above the drain. (usually a 4" threshold, with a maximum allowable of 9"). We recommend further evaluation by a qualified licensed contractor and repairs made as needed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

IN NI NP RR IO Items

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



8.0 Item 3(Picture)

(2) The gym bathroom shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.



8.0 Item 4(Picture)

IN NI NP RR IO Items

(3) A tile in the master bathroom shower was observed to be chipped. We recommend repairs where needed by a licensed contractor.



8.0 Item 5(Picture)



8.1 BATHROOM OTHER

Comments:

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

IN NI NP RR IO Items

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. Laundry

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

IN NI NP RR IO Items

9.0 WASHING MACHINE/ DRYER CONNECTION(S)

DRYER POWER SOURCE: NOT VISIBLE TO VIEW, UNKNOWN

Comments:

Not visible to inspect.

9.1 CLOTHES DRYER VENT

DRYER VENT: NOT VISIBLE, UNKNOWN

Comments:

Not visible to inspect.

9.2 LAUNDRY ROOM VENT

Comments:

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

9.3 LAUNDRY OTHER

Comments:

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



9.3 Item 1(Picture)

IN NI NP RR IO Items

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)

FIRE PLACE TYPES: REMOTE CONTROL ACTIVED GAS CONCRETE LOG KIT

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

10.1 FIREPLACE(S)

Comments:

- (1) There are no glass doors or a screen installed at the fireplaces. We recommend having glass doors and a screen installed by a qualified licensed chimney contractor as a safety upgrade.
- (2) A gap was observed at the gas stub inside the family room fireplace. This gap should be sealed with an approved sealant to help prevent chimney fires. We recommend corrections made by a licensed chimney contractor.



10.1 Item 1(Picture)

10.2 DAMPER/ DAMPER CLAMP

Comments:

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).

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

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)



10.3 HEARTH/ MANTLE

Comments:

The hearth at the front of the exterior fireplace is non-distinguishable from the surrounding floor tiles. Currently, hearth extensions in the front of factory built fireplaces are required to be distinguishable from the surrounding floor. The floor tiles were replaced and non-combustible, but was not distinguishable from the surrounding floor. This installation is not consistent with current building standards. We recommend necessary corrections by a qualified licensed contractor.



10.3 Item 1(Picture)



10.4 OPERATING CONTROLS

Comments:

The master bedroom and exterior remote activated fireplace did not operate at the time

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

of the inspection. We recommend making repairs where needed by a licensed fireplace contractor.



10.4 Item 1(Picture)

IN NI NP RR IO Items

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

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

11.1 CARBON MONOXIDE DETECTOR(S)

Comments:

Photo of carbon monoxide detector(s).



11.1 Item 1(Picture)



11.1 Item 2(Picture)

IN NI NP RR IO Items

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



11.1 Item 3(Picture)



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 FIRE SPRINKLERS

Comments:

IN NI NP RR IO Items

- (1) There is a fire sprinkler system installed in the house and was not inspected by this company at the time of the home inspection. Inspecting fire sprinkler systems is beyond the scope of our general home inspection. We recommend having the fire sprinkler system inspected by a qualified licensed contractor prior to the end of your contingency period.
- (2) A fire sprinkler cover cap is missing from a sprinkler head located in the living room ceiling. We recommend replacement by a licensed contractor.



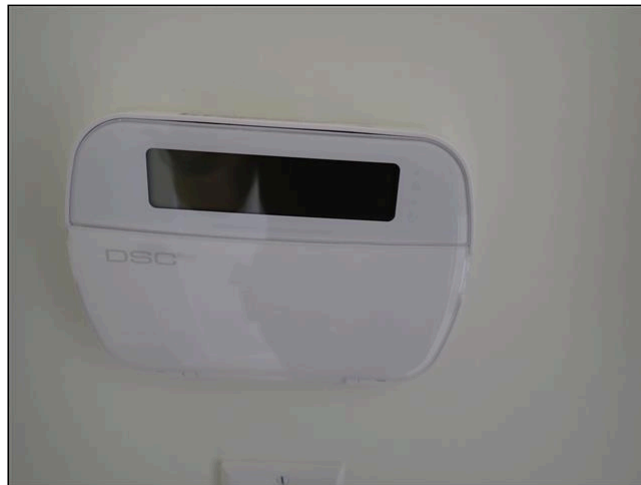
11.3 Item 1(Picture)



11.4 SECURITY SYSTEM

Comments:

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



11.4 Item 1(Picture)

IN NI NP RR IO Items

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

12. Heating Equipment

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



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

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

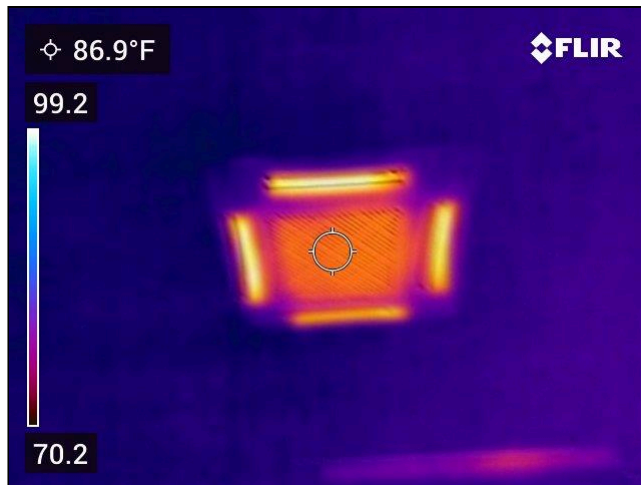
IN NI NP RR IO Items

12.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR, HEAT PUMP, MINI SPLIT SYSTEM(S)
NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): SIX
ENERGY SOURCE: ELECTRIC

Comments:

All of the heaters were tested and operated at the time of the inspection. This is not an exhaustive test and cannot predict the performance of the AC systems on extremely hot or humid days.



12.0 Item 1(Picture)

12.1 THERMOSTAT(S)

Comments:

All of the thermostats in the house were operational when used to operate the HVAC systems at the time of the inspection. Programmable thermostats are not adjusted and

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

no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.

12.2 VENTS AND FLUES (HEATING SYSTEM)

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

DUCTWORK: INSULATED

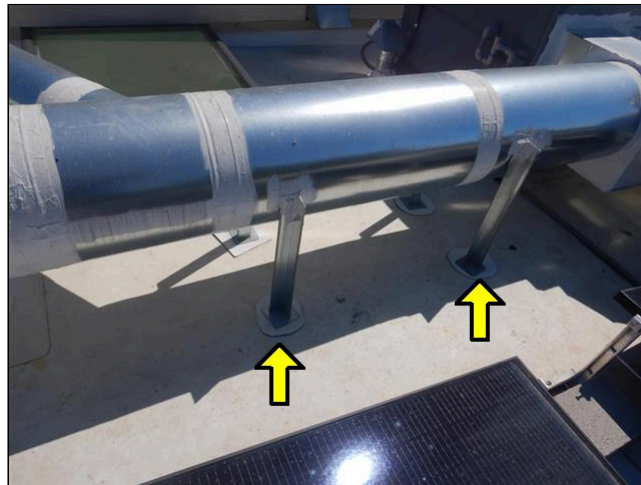
FILTER TYPE: FILTER(S) ARE DIRTY. WE RECOMMEND REPLACING.

Comments:

(1) The roof top duct mounting brackets are not properly secured to the roof as required. We recommend necessary corrections made by a licensed HVAC contractor.



12.3 Item 1(Picture)



12.3 Item 2(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items



12.3 Item 3(Picture)

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

IN NI NP RR IO Items

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. Cooling Equipment

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



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

IN NI NP RR IO Items

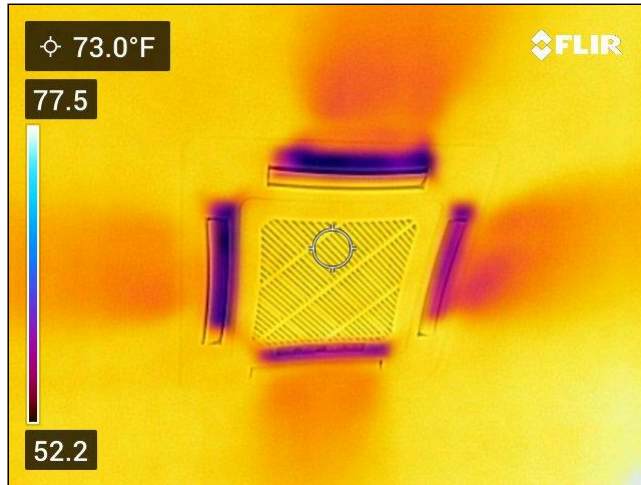
13.0 COOLING EQUIPMENT

COOLING EQUIPMENT TYPE: AIR CONDITIONER, MINI SPLIT SYSTEM(S)

NUMBER OF A/C UNITS: SEVERAL

Comments:

(1) All of the AC units were tested and operated at the time of the inspection. This is not an exhaustive test and cannot predict the performance of the AC systems on extremely hot or humid days.



13.0 Item 1(Picture)

IN NI NP RR IO Items

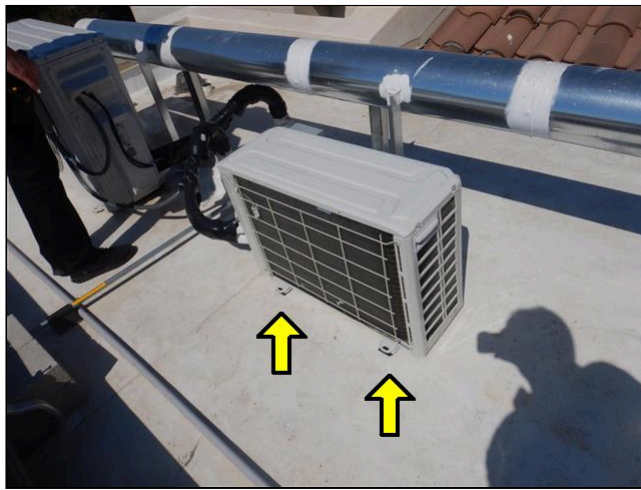
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Items

(2) The AC condensers are not properly secured to the roof as required. We recommend necessary corrections made by a licensed HVAC contractor.



13.0 Item 2(Picture)



13.0 Item 3(Picture)

13.1 CONDENSATE EQUIPMENT

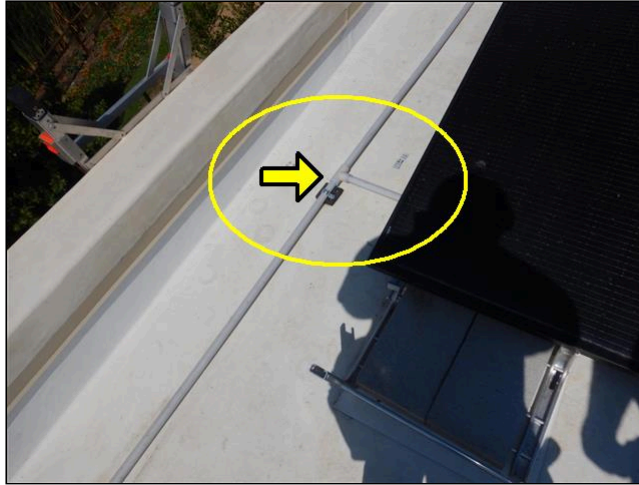
Comments:

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) Several AC condensation drain lines have been joined together observable at the flat roof area. This is a non-standard installation. We recommend further evaluation by a qualified licensed HVAC contractor and necessary repairs made as needed..



13.1 Item 1(Picture)

(2) There is no secondary AC condensation drain installed at several units observed at the roof area. 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 where needed by a qualified licensed HVAC contractor.

IN NI NP RR IO Items

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

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

14. Ventilation and Insulation

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



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

IN NI NP RR IO Items

14.0 INSULATION IN THE ATTIC SPACE

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

Comments:

- (1) [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.

14.1 BATHROOM VENTING

14.2 VENTALATION OF THE ATTIC SPACE

ATTIC VENTILATION: NONE FOUND

IN NI NP RR IO Items

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

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

15. Structural Components

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



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

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

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

IN NI NP RR IO Items

15.0 STRUCTURE (GENERAL INFORMATIONAL)

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. Geological evaluations are beyond the scope of our inspection. We recommend further evaluation with a geotechnical engineer if concerned.



15.0 Item 1(Picture)

15.1 ROOF STRUCTURE AND ATTIC SPACE

IN NI NP RR IO Items

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

IN NI NP RR IO Items

ROOF TYPE: GABLE, HIP

ROOF STRUCTURE: STICK-BUILT, PLYWOOD SHEATHING

METHOD USED TO OBSERVE THE ATTIC SPACE: FROM THE ENTRY

Comments:

- (1) Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.
- (2) The beam in the living room has horizontal cracks. This condition could be caused by the wood drying out sometimes referred to as "checking". Large check cracks or cracks that extend to the bottom of a beam typically require repair. These cracks appear to be typical. If concerned we recommend further evaluation by a structural engineer prior to the end of your contingency period.



15.1 Item 1(Picture)



15.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB

Comments:

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



15.3 FOUNDATION

FOUNDATION: POURED CONCRETE



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.

IN NI NP RR IO Items

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

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

16. Built-In Kitchen Appliances

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



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

IN NI NP RR IO Items

16.0 MICROWAVE (BUILT-IN)

Comments:

he 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.

16.1 DISHWASHER

Comments:

All of the dishwashers were 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.

16.2 FOOD WASTE DISPOSER

Comments:

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



16.2 Item 1(Picture)

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 button for the garage disposer is loose on the countertop. We recommend re securing where needed by a qualified person.



16.2 Item 2(Picture)



16.3 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Comments:

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



16.3 Item 1(Picture)

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



16.4 RANGE/ OVEN

RANGE/ OVEN: PROPANE

Comments:

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



16.5 COOKTOP

Comments:

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.



16.6 REFRIGERATOR

Comments:

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



16.6 Item 1(Picture)

(2) I could not identify or inspect the outlet or water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet or water shut off valve. Moving refrigerators is out of the scope of a home inspection 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.

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

IN NI NP RR IO Items

17.0 MAIN GAS SHUT-OFF VALVE

Comments:

(1) The source for fuel is an above ground propane tank. I recommend further research to determine if the tank is leased or owned and whether or not it conveys with the sale of property.



17.0 Item 1(Picture)



17.0 Item 2(Picture)

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

17.1 MAIN ELECTRICAL PANEL

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

17.2 MAIN WATER SHUT-OFF

Comments:

The main water shut-off valve is located at the right 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 a bedroom.



17.3 Item 1(Picture)

IN NI NP RR IO Items

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

IN NI NP RR IO Items

(2) Sub-panels are located in the garage.



17.3 Item 2(Picture)

IN NI NP RR IO Items

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

18. POOL, SPA, EQUIPMENT & SAFETY

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

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

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

IN NI NP RR IO Items

18.0 OPERATIONAL CONDITION OF POOL

Comments:

(1) Photo of the pool/ spa.



18.0 Item 1(Picture)

(2) Our company does not inspect pools for leaks or seepage. Only components readily accessible are inspected. If concerned we recommend further evaluation by a qualified licensed pool contractor.

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

18.1 OPERATIONAL CONDITION OF SPA

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

The spa jets functioned when tested.



18.1 Item 1(Picture)



18.1 Item 2(Picture)



18.2 FENCING/ COVER

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

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



18.2 Item 1(Picture)

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



18.3 SURFACE WALLS AND FLOOR OF POOL AND OR SPA

SHAPE: RECTANGLE

WALL MATERIALS: PEBBLE TECH

Comments:

Calcium nodules are observed at the pool surface. This can be caused by poor chemical maintenance or unbalanced Ph levels. We recommend further evaluation by a qualified licensed pool contractor prior to the end of your contingency period.



18.3 Item 1(Picture)



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

IN NI NP RR IO Items

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

IN NI NP RR IO Items



18.5 PLUMBING AND PUMPS

Comments:

(1) The pool/spa pump(s) were tested and were found to be operational at the time of the inspection. Pumps are not evaluated for capacity, efficiency, flow rate or pressure.



18.5 Item 1(Picture)

(2) Portions of the exposed PVC pool piping is not painted. Paint the PVC piping protects the piping and prevents premature deterioration from exposure to ultraviolet light. We recommend painting the exposed PVC piping where needed.



18.5 Item 2(Picture)



18.6 HEATER

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

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



18.6 Item 1(Picture)

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



18.6 Item 2(Picture)

18.7 ELECTRICAL COMPONENTS

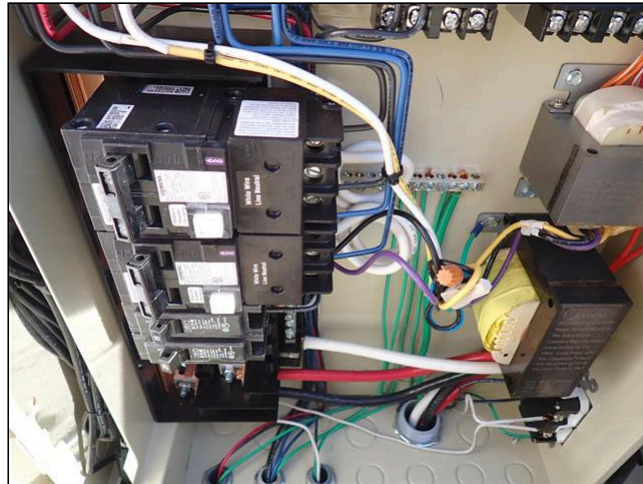
Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

Picture inside the pool sub-panel. The dead front cover was removed and breakers, wiring and grounding were inspected. Appears to be functioning as intended.



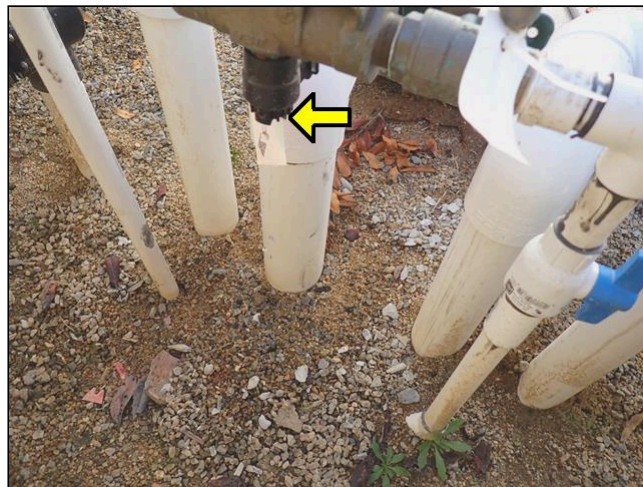
18.7 Item 1(Picture)



18.8 VALVES

Comments:

Valves are observed to be leaking. We recommend necessary repairs or replacement by a qualified licensed pool contractor.



18.8 Item 1(Picture)



18.9 GFCI PROTECTION

Comments:

IN NI NP RR IO Items

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

IN NI NP RR IO Items

The GFCI outlet was tested and was found to be operable at the time of the inspection.



18.9 Item 1(Picture)

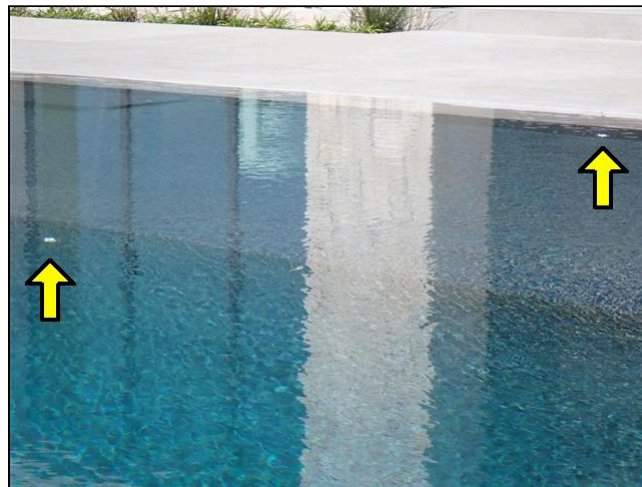
18.10 COPING/ DECK

18.11 DRAIN COVERS

18.12 POOL/ SPA LIGHT

Comments:

(1) Photo of pool/ spa light(s) on.



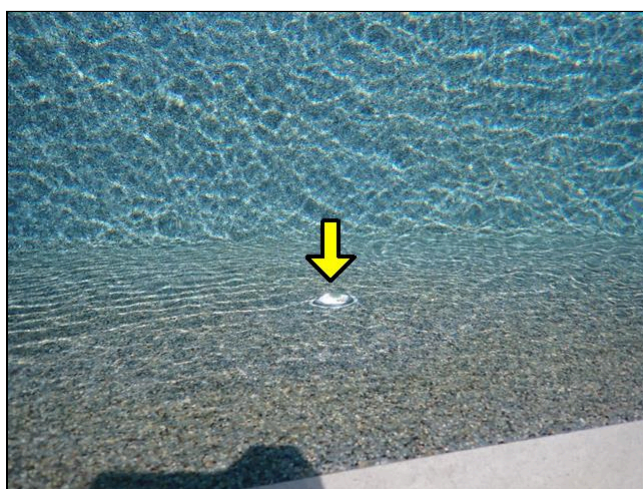
18.12 Item 1(Picture)

IN NI NP RR IO Items

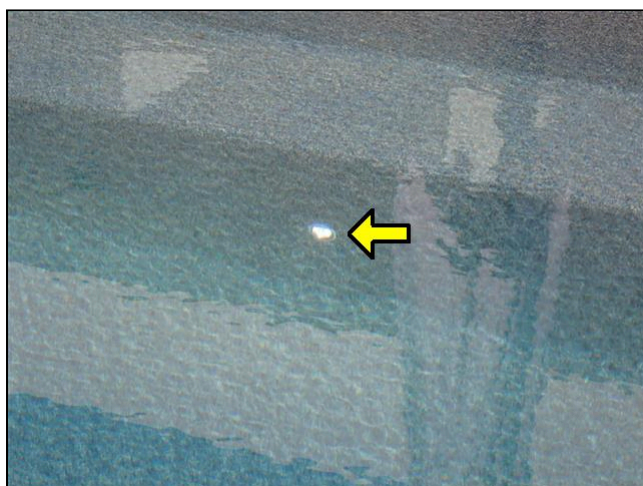
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/ Replace, IO= Information Only



18.12 Item 2(Picture)



18.12 Item 3(Picture)



18.12 Item 4(Picture)

(2) Pool and spa light(s) are not taken out and we did not observe the condition of the wiring to the pool and spa light(s). This is out of the scope of a general home inspection. If concerned about the wiring to these lights we recommend further

evaluation by a licensed pool contractor prior to the end of your contingency period.



18.13 POOL/ SPA FILL

Comments:

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



18.13 Item 1(Picture)



18.14 CHLORINATOR

Comments:

The chlorinator appears to be functioning as intended.



18.14 Item 1(Picture)



18.15 POOL SWEEP

Comments:

A pool sweep was not present at the time of the inspection.



18.16 FILTER

Comments:

The filter appeared to be functional at the time of the inspection. This is not an

IN NI NP RR IO Items

exhaustive test and does not verify the cleaning efficiency of the unit.



18.16 Item 1(Picture)



18.16 Item 2(Picture)

IN NI NP RR IO Items

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

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

General Summary



The Property Inspection Pros

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

Customer
Jon Smitty

Address
1123 Main Road
Rancho Santa Fe CA 92067

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) Several tiles roof do not have "bird stop" installed at the end of the roof at the eaves. The lack of this end cap can allow pest(s) to enter under the tiles and damage the underlayment "tar paper". It also exposes the underlayment "tar paper" to the sun, weather and the elements. We recommend having a "bird stop" added where needed by a licensed roof contractor.

(2) No saddle or cricket flashing was installed at a chimney. This is required when chimneys are 30 inches wide or more. We recommend further evaluation and necessary corrections by a licensed roof contractor.

1.3 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS)

Repair or Replace

(1) Some of the downspouts and drains 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)

Inspected

(1) 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) 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. The tile roof covering precludes us from evaluating the installation and flashings. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if the client is concerned.

(3) Several skylights are noted to be cloudy. This can indicate that the skylights are cracked or the seal between the two layers of the skylight has failed. We recommend further evaluation from a licensed roof contractor prior to the end of your contingency period and necessary repairs or replacement as needed.

1.7 SOLAR SYSTEM**Repair or Replace**

The electric solar system and its related components are beyond the scope of the home inspection and was not inspected. We recommend verifying that the electric solar system is operational prior to the end of your contingency period.

However, the solar panels were observed not to be fastened to the roof. We recommend further evaluation by a licensed solar contractor and necessary corrections made as needed.

We also recommend having all the solar panels cleaned by a qualified person.

2. Exterior**2.6 WINDOWS (INTERIOR AND EXTERIOR)****Repair or Replace**

(1) Unable to open the window in the 2nd bedroom as it appears to be stuck in the closed position. We recommend necessary repairs or replacement by a licensed window contractor.

(2) All of the window screens throughout the house were not installed at the time of the inspection. There are window screens located in the garage. We recommend verifying that all the window screens are accounted for, serviceable, and that they fit prior to the end of your contingency period.

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

The right side exterior guardrail railing/baluster spacing does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.

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

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

3. Electrical System**3.0 MAIN PANEL****Repair or Replace**

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

3.3 BRANCH CIRCUIT CONDUCTORS/ WIRING

Inspected

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

4. Garage

4.1 GARAGE VEHICLE DOOR OPENER(S)

Repair or Replace

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

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

(4) 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.

4.6 FIRE-DOOR CLOSING DEVICE

Repair or Replace

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

5. Water Heater

5.0 MAIN WATER HEATER (CONTROLS)

Repair or Replace

(3) 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.

6. Interiors

6.1 CEILINGS

Repair or Replace

Protruding nail/ screw heads are visible at ceiling at several locations. We recommend necessary repairs by a qualified drywall contractor.

6.3 FLOOR COVERINGS

Repair or Replace

The flooring was observed to be "scuffed" entering the master bedroom. We recommend cleaning/ repairing where needed by a qualified person.

6.4 STEPS, STAIRWAYS, RAILINGS

Inspected

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

6.6 DOORS (REPRESENTATIVE NUMBER)**Repair or Replace**

(1) The 4th bedroom closet door rubs at the frame. We recommend necessary corrections by a qualified person.

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

(3) The downstairs gym glass door upper locking latch is difficult to operate. We recommend further evaluation by a licensed contractor and have repairs made where needed.

6.9 INTERIORS - OTHER**Information Only**

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

8. Bathroom(s)**8.0 SHOWER****Repair or Replace**

(1) Non-standard height was observed at the shower curbs/ thresholds. Normally a shower curb/ threshold is a minimum 2" above the drain. (usually a 4" threshold, with a maximum allowable of 9"). We recommend further evaluation by a qualified licensed contractor and repairs made as needed.

(2) The gym bathroom shower head arm is loose in the wall. This condition could allow water to enter behind the tub/shower wall and could put unwanted stress on the water supply pipes. We recommend necessary repairs by a qualified licensed plumber.

(3) A tile in the master bathroom shower was observed to be chipped. We recommend repairs where needed by a licensed contractor.

9. Laundry**9.1 CLOTHES DRYER VENT****Not Inspected**

Not visible to inspect.

10. Fireplaces/ Chimneys**10.0 CHIMNEY(S)****Inspected**

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

10.1 FIREPLACE(S)**Repair or Replace**

(1) There are no glass doors or a screen installed at the fireplaces. We recommend having glass doors and a screen installed by a qualified licensed chimney contractor as a safety upgrade.

(2) A gap was observed at the gas stub inside the family room fireplace. This gap should be sealed with an approved sealant to help prevent chimney fires. We recommend corrections made by a licensed chimney contractor.

10.2 DAMPER/ DAMPER CLAMP**Not Present**

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.

10.3 HEARTH/ MANTLE**Inspected**

The hearth at the front of the exterior fireplace is non-distinguishable from the surrounding floor tiles. Currently, hearth extensions in the front of factory built fireplaces are required to be distinguishable from the surrounding floor. The floor tiles were replaced and non-combustible, but was not distinguishable from the surrounding floor. This installation is not consistent with current building standards. We recommend necessary corrections by a qualified licensed contractor.

10.4 OPERATING CONTROLS**Repair or Replace**

The master bedroom and exterior remote activated fireplace did not operate at the time of the inspection. We recommend making repairs where needed by a licensed fireplace contractor.

11. Detectors, Safety, Security**11.3 FIRE SPRINKLERS****Not Inspected**

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

(2) A fire sprinkler cover cap is missing from a sprinkler head located in the living room ceiling. We recommend replacement by a licensed contractor.

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

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

13. Cooling Equipment**13.1 CONDENSATE EQUIPMENT****Inspected**

(1) Several AC condensation drain lines have been joined together observable at the flat roof area. This is a non-standard installation. We recommend further evaluation by a qualified licensed HVAC contractor and necessary repairs made as needed..

(2) There is no secondary AC condensation drain installed at several units observed at the roof area. 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 where needed by a qualified licensed HVAC contractor.

16. Built-In Kitchen Appliances

16.2 FOOD WASTE DISPOSER

Repair or Replace

(2) The button for the garage disposer is loose on the countertop. We recommend re securing where needed by a qualified person.

18. POOL, SPA, EQUIPMENT & SAFETY

18.0 OPERATIONAL CONDITION OF POOL

Inspected

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

18.2 FENCING/ COVER

Repair/ Replace

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

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

18.3 SURFACE WALLS AND FLOOR OF POOL AND OR SPA

Repair/ Replace

Calcium nodules are observed at the pool surface. This can be caused by poor chemical maintenance or unbalanced Ph levels. We recommend further evaluation by a qualified licensed pool contractor prior to the end of your contingency period.

18.5 PLUMBING AND PUMPS

Repair/ Replace

(1) The pool/spa pump(s) were tested and were found to be operational at the time of the inspection. Pumps are not evaluated for capacity, efficiency, flow rate or pressure.

(2) Portions of the exposed PVC pool piping is not painted. Paint the PVC piping protects the piping and prevents premature deterioration from exposure to ultraviolet light. We recommend painting the exposed PVC piping where needed.

18.6 HEATER

Inspected

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

18.8 VALVES

Repair/ Replace

Valves are observed to be leaking. We recommend necessary repairs or replacement by a qualified licensed pool contractor.

18.9 GFCI PROTECTION

Inspected

The GFCI outlet was tested and was found to be operable at the time of the inspection.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Duncan