



WEST IVY INSPECTIONS

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RESIDENTIAL INSPECTION

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JULY 26, 2024



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Thank you for choosing **West Ivy Home Inspections**. We really appreciate your business and want to ensure that you get the most out of our inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

******Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector and West Ivy Home Inspections!******

Very Important Next Steps:

Step 1: **Read the entire inspection report!**

Step 2: Call your inspector immediately at **619-796-9077**, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked **Observation Items**, **Attention Items**, and **Safety Concerns** identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked **Observation Items**, **Attention Items**, and **Safety Concerns** further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD**.

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of **West Ivy Home Inspections** and the Clients who's name appears in the Inspection Details section of the report labeled **Client**.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with **West Ivy Home Inspections**. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for **West Ivy Home Inspections** inspect properties in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors and our inspection agreement which were emailed to you on the day and time this inspection was scheduled. This report is only view-able by the client unless he or she agrees to the terms and conditions of the inspection agreement.

Items that are excluded (not inspected) are indicated in the inspection agreement

and/or disclaimed in the aforementioned Standards of Practice. **The observations and opinions expressed within the report take precedence over any verbal comments.** It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. **The inspector cannot know what expense would be considered significant by client, as everyone's budget is different.** It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

******* VERY IMPORTANT*******

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items**, **Attention Items** and **Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one **Component** is called out as **Observation Items**, **Attention Items**, or **Safety Concern** in any **System** of this home inspection report, **you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period.** These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

Definitions that may help you understand the above statement better:

System = a set of components working together as parts of a mechanism or an interconnecting network. Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

Component = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

SCOPE OF WORK

You have contracted for us, **West Ivy Home Inspections**, to perform a general home inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting nachi.org.

This inspection is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, this general home inspection is completed on-site, at a fraction of the cost and within a few hours. **Consequently, this general home inspection and its report cannot and will not be as comprehensive as that generated by specialists and it is not intended to be.**

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Definitions of Comments:

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. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system. 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 it appeared to be functioning as intended.

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.

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

Discovery (D) = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Safety Concern**.

Discovery Items Defined

Observation Items = May include one or more of the following conditions:

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

Attention Items = May include any one or more of the following conditions:

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

Safety Concern = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. **This home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.**

We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your home, swimming pool, roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

Mold:

If you or a family member has health problems, or you are concerned about mold, **it is YOUR responsibility** to get an air quality or mold inspection completed, regardless of the findings in this report. **West Ivy Home Inspections** performs a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present. It is strongly recommended that you call our office at 619-796-9077 or your preferred mold inspection company to schedule mold testing if you or your loved ones are concerned about the presence of mold.

Environmental Hazards:

Our company and our inspectors are not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, PCBs, mildew, urea-formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, **you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.**

Pest:

Our company and our inspectors are **not licensed or trained to inspect for pest** to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

Pictures:

Pictures included in this report are not meant to represent every defect that has been found. Photographs are a tool to convey our findings and are not intended to enhance those findings or diminish any findings not photographed. There may be **Observation**, **Attention** and **Safety Concern** items that do not have a picture included. We suggest reading the entire report to discover all of the defects that have been reported on. Pictures, if included, represent only the finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Please Note: West Ivy Home Inspections hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.

SUMMARY



ITEMS INSPECTED



OBSERVATION ITEMS




















ATTENTION ITEMS



SAFETY CONCERNS

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. **This Summary Report is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.** Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend additional repairs and/or upgrades that could affect your evaluation of the property.

- ⊖ 2.3.1 Kitchen Appliances - Built In - GARBAGE DISPOSER: Debris Inside Unit
- ⊖ 3.3.1 Plumbing System - FIXTURES AND CONNECTED DEVICES: Faucet - Active Leak
- ⊖ 3.5.1 Plumbing System - TUB/SHOWER FIXTURES: Drain Overflow - Information
- ⊖ 3.5.2 Plumbing System - TUB/SHOWER FIXTURES: Control Valve - Loose/Damaged
- ⊖
- 3.6.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain Lines - Scope Recommended
- ⊖ 3.7.1 Plumbing System - WATER HEATERS: Sediment Trap - Not Installed
- ⊖ 3.7.2 Plumbing System - WATER HEATERS: Leak Pan - Not Installed
- 🔧 3.7.3 Plumbing System - WATER HEATERS: Replaced Water Heater
- ⚠️
- 4.7.1 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Face Plate - Not Installed/Loose
- ⊖
- 4.7.2 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Face Plate - Damaged

-  4.7.3 Electrical System - FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Receptacle - damaged
-  4.11.1 Electrical System - AFCI - (ARC FAULT CIRCUIT INTERRUPTERS): None / Not Enough AFCI's
-  4.14.1 Electrical System - CABLE AND TELEPHONE ENTRANCE: Phone, Cable Covers - Damaged / Not Installed
-  6.3.1 Interiors - WALLS: Cosmetic
-  6.6.1 Interiors - COUNTERTOPS, CABINETS, DRAWERS, CLOSET : Caulking/ Grout - Cracked or Missing
-  6.8.1 Interiors - DOORS (REPRESENTATIVE NUMBER): Door - Cosmetic Damage
-  6.9.1 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Screens - Damaged / Loose
-  6.9.2 Interiors - WINDOWS (REPRESENTATIVE NUMBER): Sash Balance - Spring Damaged
-  7.8.1 Garage - GARAGE VENTS: Vents - Not Installed
-  11.2.1 Heating/Central A/C - HEATING - EQUIPMENT: Furnace Turned On - Heat Exchanger Not Visible
-  11.2.2 Heating/Central A/C - HEATING - EQUIPMENT: Furnace - Original
-  11.5.1 Heating/Central A/C - COOLING - EQUIPMENT: Air Conditioner - Produced Cool Air
-  11.5.2 Heating/Central A/C - COOLING - EQUIPMENT: Condensation Drain - Limited Review
-  11.5.3 Heating/Central A/C - COOLING - EQUIPMENT: AC- 10 Years Old or More
-  11.5.4 Heating/Central A/C - COOLING - EQUIPMENT: AC - Original
-  11.10.1 Heating/Central A/C - FIREPLACE - CHIMNEY: Chimney Liner - Not Inspected
-  11.10.2 Heating/Central A/C - FIREPLACE - CHIMNEY: Fireplace Draw - Not Inspected

1: INSPECTION DETAILS

Information

Property: Type
Condominium

Year: Built
2005

Number of : Levels
1

Occupied: Is the Home Lived in
No

Parties : Present
Home Inspector, Seller, Listing Agent

Weather: Conditions
Clear, Dry



Outside: Air Temperature
75 Degrees

Home approx 20 Years Old or More

This home is older than 20 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Pre-listing Inspection

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change. It is a pleasure serving you.

Condominium/Townhouse - Exclusion

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit only. Any items that are located beyond the interior of the condominium or townhouse to include, but not limited to; the structure, exterior and common plumbing lines, are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium or townhouse which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the items.

2: KITCHEN APPLIANCES - BUILT IN

Information

Dishwasher

Kitchen Aid

Range

-Gas-, Kitchen Aid

Disposer

In Sink Erator

Oven

Built into Range

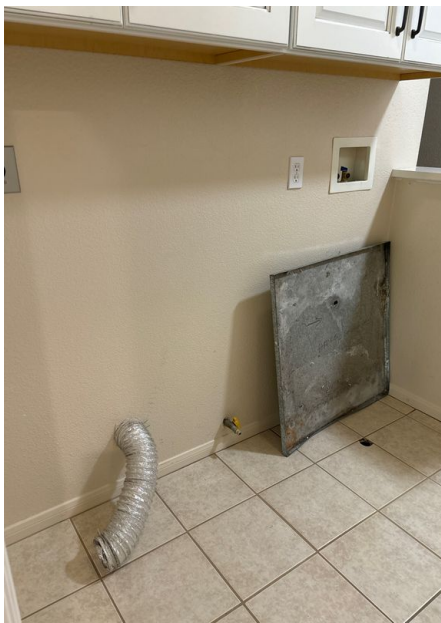
Built-in Microwave

Kitchen Aid

Exhaust/Range Hood

-Re-Circulate-, Built into Microwave

WASHER/DRYER: Not present



GENERAL INFORMATION: Built-in Appliance Overview

The home inspector shall observe and operate the **basic** functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven. 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 like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

DISHWASHER: Dishwasher Test - Limited Review

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. **Please note:** We cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher which is outside the scope of this inspection.

DISHWASHER: Heating Element - Not Inspected

Determining if the heating element inside the dishwasher is functioning is outside the scope of this inspection. We strongly recommend that you confirm that this important component of the dishwasher is functional before the removal of contingencies by a qualified appliance repair professional.

GARBAGE DISPOSER: Efficiency - Not Inspected

Our inspection of the garbage disposer is to determine: It turns on when power is applied to it, it is installed properly and not leaking. Determining how efficient a garbage disposer is at functioning or grinding up debris is outside the scope of this inspection. Recommend asking the sellers to demonstrate this function or have further explored by a qualified appliance repair professional.

BUILT-IN MICROWAVE: Picture Showing Microwave Working

The operation of the microwave was tested using a microwave tester. This unit appeared to be functional at the time of the inspection.

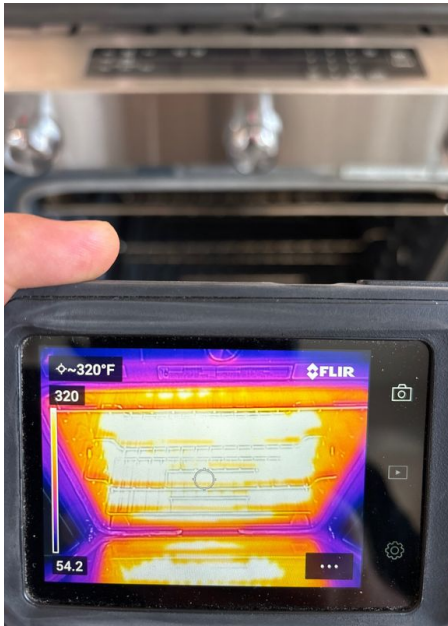
**RANGES AND COOKTOPS: Thermal Image Showing Range Working**

Infrared picture of range/cooktop in operation. This unit appeared to be functional at the time of the inspection.



OVEN: Thermal Image Showing Oven Working

Infrared picture of oven(s) in operation. The unit(s) appeared to be functional at the time of the inspection.



REFRIGERATOR: Refrigerator - Not Inspected

Refrigerators are not inspected as they are outside the scope of a standard home inspection.



REFRIGERATOR: Refrigerators - Not Moved

Refrigerators are not moved as part of this inspection. Doing so can damage the flooring or adjacent cabinets and wall finishes. **Please note:** Damage can exist behind or below the refrigerator that is not visible because of this limitation. Recommend asking the seller to move the refrigerator to allow you to view the space behind and below the refrigerator before the removal of contingencies.

Limitations

GENERAL INFORMATION

APPLIANCES - NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include, but is not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards to the floor and/or wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the removal of contingencies.

GENERAL INFORMATION

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

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 licensed contractors or qualified professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Findings

2.3.1 GARBAGE DISPOSER



DEBRIS INSIDE UNIT

The garbage disposal appeared to have debris inside the unit. Recommended contacting a qualified professional to remove debris and service as needed.

Recommendation

Contact a qualified professional.



3: PLUMBING SYSTEM

Information

Water Source

Public

Water Pressure

65-70 psi

Plumbing Waste

Partially Visible, ABS

Capacity

40 Gallons

Gas Distribution Piping

Rigid Iron Pipe, CSST, Partially Visible

Plumbing Supply

Copper

Washer Drain Size

2 Inches

Water Heater Flue Pipe Material

Flexible Metal

Year Water Heater Was Made

2018

MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location

In the Garage

Plumbing Distribution

Copper, Partially Visible

Water Heater Fuel Source

Natural Gas

Manufacturer

Bradford-White

Water Filters

None

PRESSURE REGULATOR: Pressure Regulator

Common area


MAIN GAS SHUT OFF VALVE
(Describe Location): Main Gas Shut-Off Location

Common area

PLUMBING GENERAL: Plumbing Overview

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

PLUMBING GENERAL: Completed House - Plumbing Concealed

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **West Ivy Home Inspection is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

PLUMBING GENERAL: Plumbing Inspection Limitations

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 lines for example cannot be checked for leaks or the ability to handle the volume during a drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail 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 licensed contractors be used in your further inspection or for repair issues as it relates to the comments in this inspection report.

FIXTURES AND CONNECTED DEVICES: Low Flow at Fixtures - Not Determined

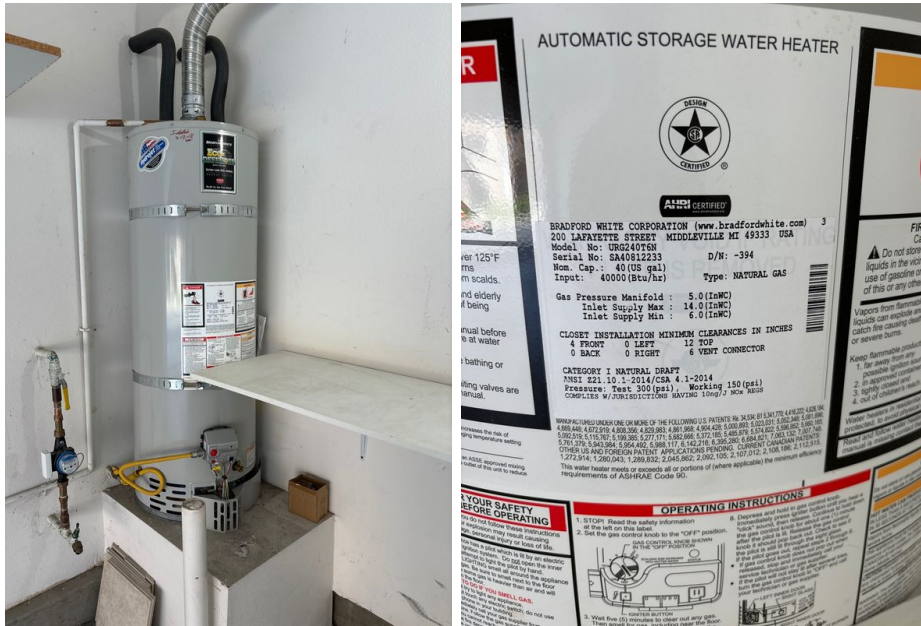
Please be advised that determining if a plumbing fixtures flow is low/adequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

WATER HEATERS: Picture of Water Heater

Picture of water heater(s).



WATER HEATERS: Thermal Image of Hot Water

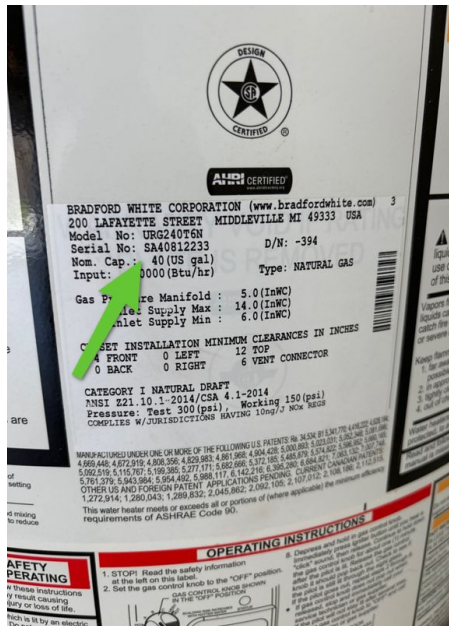
Thermal image(s) showing the water heater(s) producing hot water at the time of the inspection.



WATER HEATERS: Age of Water Heater

This is for your information.

Water heaters typically last 8-10 years. With proper maintenance and flushing, these units can exceed the typical expectancy. For maintenance and flushing techniques we recommend contacting a licensed plumbing contractor or find the manufacturers instructions online.



Manufactured 2018

GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks):

General Gas Supply and Distribution Limitations

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines and/or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

PRESSURE REGULATOR: Condo Exclusion

The water pressure regulator appears to be located in the common area. Recommend asking the seller or Home Owner's Association (HOA) for the location.

MAIN GAS SHUT OFF VALVE (Describe Location): Gas Shut-Off - Condo/ Townhome

The main gas shut-off valve appears to be located in the common area. Unable to verify. Recommend inquiring with the Home Owners' Association (HOA) or the seller.

Limitations

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

GENERAL PLUMBING LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

Findings

3.3.1 FIXTURES AND CONNECTED DEVICES

Attention Items

FAUCET - ACTIVE LEAK

There appeared to be an active leak at the sink faucet. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



3.5.1 TUB/SHOWER FIXTURES

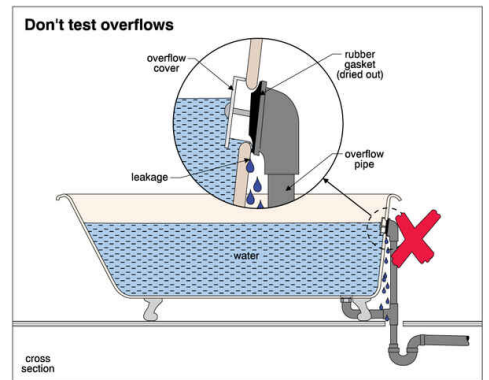
Attention Items

DRAIN OVERFLOW - INFORMATION

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



3.5.2 TUB/SHOWER FIXTURES

Attention Items

CONTROL VALVE - LOOSE/DAMAGED

The handle at the shower/tub control valve is loose and/or damaged. Recommend repair by a licensed plumbing contractor to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Master bathroom

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**DRAIN LINES - SCOPE RECOMMENDED**

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functional. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend contacting a qualified sewer line video inspection company and have the main drain line video camera scoped before the removal of contingencies.

Recommendation

Contact a qualified plumbing contractor.

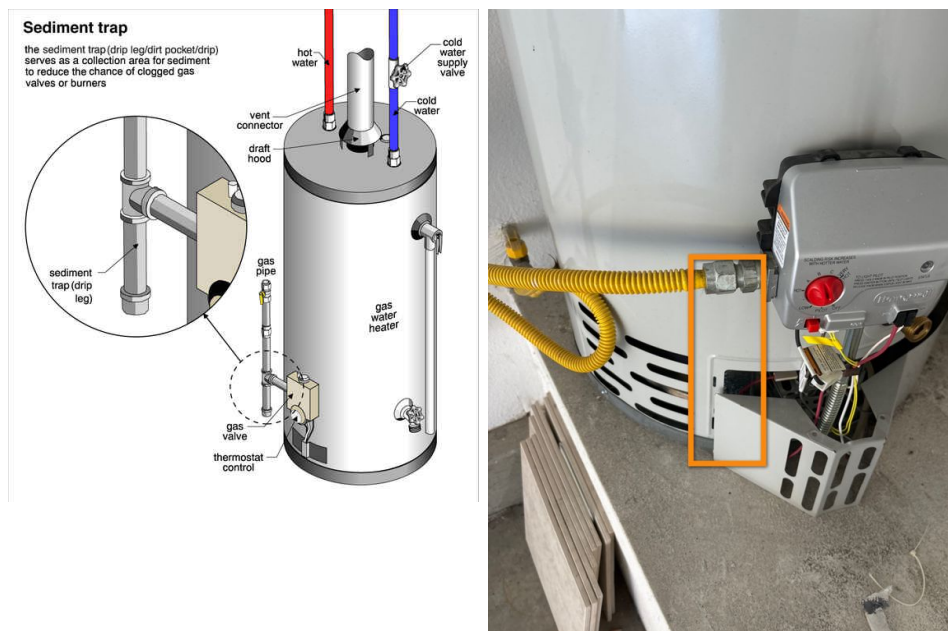
3.7.1 WATER HEATERS

**SEDIMENT TRAP - NOT INSTALLED**

A sediment trap was not installed at the gas line for the water heater. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to comply with today's plumbing standards.

Recommendation

Contact a qualified plumbing contractor.



3.7.2 WATER HEATERS

**LEAK PAN - NOT INSTALLED**

The leak pan and drain line was noted not installed under the water heater. Recommend installation and further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



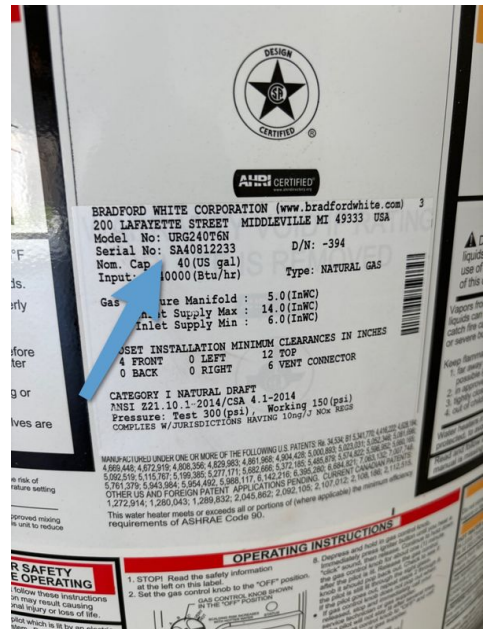
3.7.3 WATER HEATERS

REPLACED WATER HEATER

The water heater installed in this home does not appear to be original. Recommend asking the seller for documentation showing that this unit was installed by a licensed plumbing contractor per the manufacturers installation requirements. If documentation cannot be produced, we recommend this unit be further explored by a licensed plumbing contractor or SDG&E before the removal of contingencies for safety.

Recommendation

Contact a qualified plumbing contractor.



Manufactured 2018

4: ELECTRICAL SYSTEM

Information

Panel Manufacturer

SQUARE D

Service Conductors

Copper

Exterior Lighting Control

Standard Switched

Panel Type

Circuit Breakers

Branch Wire 15 and 20 Amp

Copper

MAIN AND DISTRIBUTION

PANELS: Panel Type

Sub Panel(s)

Panel Capacity

125 AMP

Wiring Methods

Romex

LOCATION OF MAIN AND

DISTRIBUTION PANELS: Main

Panel Location

Common Area

LOCATION OF MAIN AND

DISTRIBUTION PANELS: Sub Panel

Location

Master Bedroom



ELECTRICAL GENERAL: Electrical General

The home inspector shall observe: Service entrance conductors; service equipment, grounding equipment, main over-current device, 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.

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

ELECTRICAL GENERAL: GFCI & Circuit Breakers - Not Tested For Load

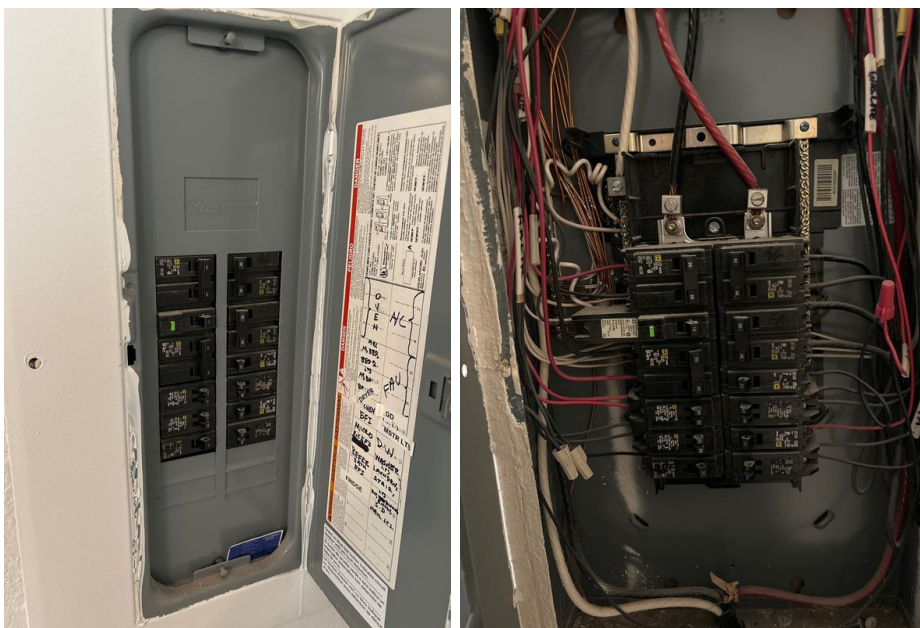
Upon conducting a thorough inspection of the property, it's important to note that our assessment does not encompass the inspection of electrical circuit breakers and Ground Fault Circuit Interrupters (GFCIs) for load. Our inspection focuses primarily on identifying visible defects, safety hazards, and functionality of these components at the time of inspection.

Electrical circuit breakers and GFCIs are designed to protect against electrical hazards by interrupting power in the event of an overload, short circuit, or ground fault. However, evaluating these components for their specific load capacities and internal conditions requires specialized testing and knowledge beyond the scope of a standard home inspection.

It is recommended that a qualified electrician be consulted for a comprehensive evaluation of electrical circuit breakers and GFCIs, particularly if concerns regarding load capacities or operational integrity arise. This ensures that these critical safety devices are functioning as intended and can provide adequate protection to the property and its occupants.

MAIN AND DISTRIBUTION PANELS: Pictures of Electrical Panel(s)

Pictures of electrical panel(s).



LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel - Condo/Townhome

The main electrical service entrance and main breaker is located in the common area and was not inspected by our company.

BRANCH CIRCUIT CONDUCTORS: Additional Electrical Inspection Limitations

Please note: Due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

EXTERIOR LIGHTING : Sensor Lights - Not Tested

Testing sensor lights is beyond the scope of this standard home inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluated by a qualified professional, if necessary at this time, to ensure proper function.

SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the home. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

CARBON MONOXIDE DETECTORS : Single Story - CO Detector Present

A CO detector is located in the common hallway as required. The unit appeared to be functional at the time of the inspection.



CABLE AND TELEPHONE ENTRANCE: Internet/Audio/Television Equipment Not Inspected

The internet, audio and television equipment was not inspected at the time of the inspection. These items are considered outside the scope of a standard home inspection. Recommend a qualified professional to further evaluate.



Limitations

ELECTRICAL GENERAL

ELECTRICAL INSPECTION LIMITATIONS

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. A load is not placed on each receptacle. Please be aware that the inspector has your best interest in mind. Faulty breakers are outside the scope of this inspection. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Findings

4.7.1 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



Safety Concerns

FACE PLATE - NOT INSTALLED/LOOSE

Not installed or loose (with gaps) face plate (cover) noted at one or more outlets and/or switch(es). Recommend replacement as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Bedroom 2

4.7.2 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



FACE PLATE - DAMAGED

Damaged face plate (cover) noted at one or more outlets and/or switches. Recommend replacement as necessary at this time to ensure proper function.

Recommendation

Contact a qualified professional.



Example Bedroom 2



Example Bedroom 2

4.7.3 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

 Safety Concerns

RECEPTACLE - DAMAGED

Electric receptacle damaged. This is a safety concern. Recommend further evaluation by a licensed electrical contractor to determine corrections possible at this time to ensure proper access.

Recommendation

Contact a qualified electrical contractor.



Example Master bathroom

4.11.1 AFCI - (ARC FAULT CIRCUIT INTERRUPTERS)

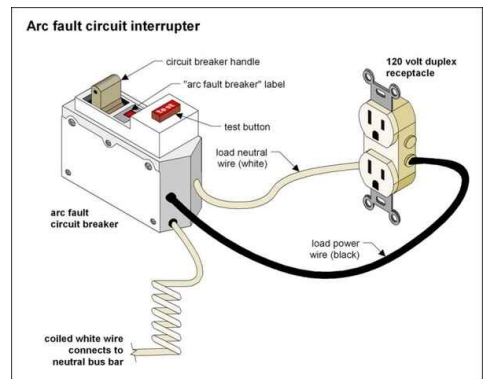
 Attention Items

NONE / NOT ENOUGH AFCI'S

The home did not appear to be equipped with AFCI protection in all areas required by today's electrical standards. The current installation may have been acceptable when the home was originally built. However, we recommend further evaluation by a licensed electrical contractor to determine repairs or upgrades necessary at this time for safety and to comply with today's standards. An AFCI is a breaker, usually installed in the main panel, for detecting electrical arcs. Please watch this [What is an AFCI Video](#) to learn more about what an AFCI is.

Recommendation

Contact a qualified electrical contractor.



4.14.1 CABLE AND TELEPHONE ENTRANCE

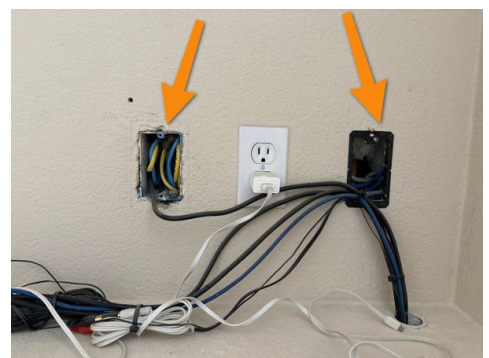
 Attention Items

PHONE, CABLE COVERS - DAMAGED / NOT INSTALLED

The cover(s) for the phone/TV boxes are missing or damaged. Recommend replacement as necessary at this time.

Recommendation

Contact a qualified professional.



Example Family Room

5: INSULATION / VENTILATION

Information

Attic Insulation

Fiberglass, Batt

Floor System Insulation

None

Ventilation

Roof Vents

Exhaust Fans

Fan

Dryer Power Source

Both (your choice)

Dryer Vent

Metal

Insulation and Ventilation General Information

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.

WALL INSULATION: Wall Covering- Not Visible

Most of the walls are covered and the insulation was not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

Limitations

STYLES AND MATERIALS

INSULATION AND VENTILATION INSPECTION LIMITATIONS

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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6: INTERIORS

Information

Ceiling Materials

Sheetrock

Interior Doors

Wood

Windows

Vinyl, Double Pane

Wall Materials

Sheetrock

Cabinetry

Wood

ATTICS: Attic Access Location

For Your Information.

Floor Coverings

Carpet, Tile

Kitchen Countertop

Quartz

**INTERIOR GENERAL: Interior General Information**

The home inspector shall observe the visually accessible areas of the: walls, ceilings, 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.

ATTICS: Attic Access Limited

Due to the structure of the roof/framing, insulation and/or forced air handling components, some areas of the attic were not visible and could not be fully inspected.

ATTICS: Photos Of The Attic

This is for your information



Limitations

INTERIOR GENERAL

GENERAL LIMITATIONS

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 contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.

Findings

6.3.1 WALLS

COSMETIC



Typical cosmetic stains/damage noted in areas. Recommend paint and/or repairs as necessary.

Recommendation

Contact a qualified professional.



Example Family Room



Example Laundry room

6.6.1 COUNTERS, CABINETS, DRAWERS, CLOSET

Attention Items

CAULKING/ GROUT - CRACKED OR MISSING

Cracked and/or missing grout noted at counter/backsplash in one or more locations. Recommend corrections by a licensed tile contractor as necessary at this time.

Recommendation

Contact a qualified tile contractor



Example Master bathroom



Example Master bathroom

6.8.1 DOORS (REPRESENTATIVE NUMBER)

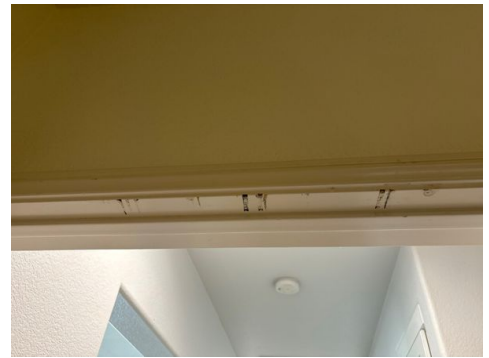
Observation Items

DOOR - COSMETIC DAMAGE

One or more doors shows signs of cosmetic damage. If this is of concern we recommend contacting a qualified handyman for repairs.

Recommendation

Contact a qualified door repair/installation contractor.



Example Bedroom 2

6.9.1 WINDOWS (REPRESENTATIVE NUMBER)



SCREENS - DAMAGED / LOOSE

Screen(s) noted loose, bent or damaged. Recommend repair or replacement as necessary at this time.

Recommendation

Contact a qualified professional.



Example Bedroom 2

6.9.2 WINDOWS (REPRESENTATIVE NUMBER)



SASH BALANCE - SPRING DAMAGED

Damaged sash balance spring noted. This prevents the window(s) from staying open when lifted. This condition can also prevent windows from closing properly. Recommend further evaluation and repair by a licensed window contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified window repair/installation contractor.



Example Dining Room

7: GARAGE

Information

Garage Door Type
One automatic

Garage Door Material
Metal

Auto-Opener Manufacturer
GENIE

Findings

7.8.1 GARAGE VENTS



VENTS - NOT INSTALLED

Due to the location of the home, garage vents may not be required due to the possibility of being in a fire rated area or the home sharing neighboring walls for example condos and townhomes. This is for your information, if you would like more information on this matter please contact your Home Insurance Carrier or the local fire marshal .

Recommendation

Contact a qualified professional.

8: ROOFING

Information

ROOF GENERAL: Townhouse/Condo Roof Exclusion

This inspection is being performed on a townhouse. A townhouse inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

9: EXTERIOR

Information

EXTERIOR GENERAL INFORMATION: Townhome/Condo Exterior Exclusion

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

10: STRUCTURAL COMPONENTS

Information

STRUCTURAL GENERAL INFORMATION: Condo /Townhouse Structural Exclusion

This inspection is being performed on a condominium. The inspection is limited to the visual components that are located inside the unit only. Any items that are located beyond the interior of the condominium, to include, but not limited to; the structure, exterior and common plumbing lines, are not evaluated as part of this inspection and are typically the responsibility of the Homeowners' Association (HOA). We recommend inquiring with the HOA for any concerns relating to the unit that are outside the scope of this condominium inspection. **Please note:** Homeowners' Associations and their guidelines vary, so should the client be aware, or unsure, of any items relating to this condominium which the **HOA may not cover**, it is the responsibility of the client to make the inspector aware of the information prior to the start of the inspection. Otherwise, the inspector will be unaware of this information and will not inspect the item(s).

11: HEATING/CENTRAL A/C

Information

Number of Heating Systems (Excluding Wood)

One

Heating Equipment Type

Heat Pump Forced Air (also provides cool air)

Heating Equipment Manufacturer

BRYANT

Heating Equipment Energy Source

Electric

Filter Type

Disposable

Ductwork

Insulated, Partially Visible

Number of Air Conditioning Systems

One

Cooling Equipment Type

Air Conditioner Unit, Heat Pump Forced Air (also provides warm air)

Cooling Equipment Manufacturer

BRYANT

Cooling Equipment Energy Source

Electricity

Types of Fireplaces

Vented gas logs

HEATING - EACH ROOM: Type

In Ceiling

HVAC AUTOMATIC SAFETY CONTROLS: Type

Safety Switch

THERMOSTAT: Type

Thermostat

THERMOSTAT: Thermostat Location(s)

Hallway

Thermostat Location(s).



FIREPLACES - FIRE BOX : Fireplace

Turned on

Fireplace turned on

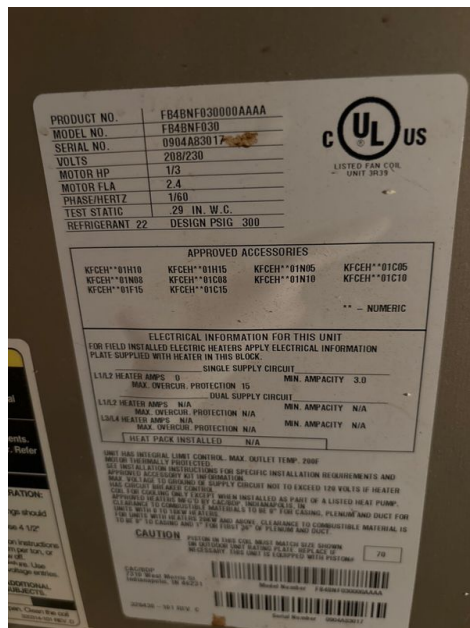


HVAC GENERAL: Heating and Cooling System General Information

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 and cooling 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; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

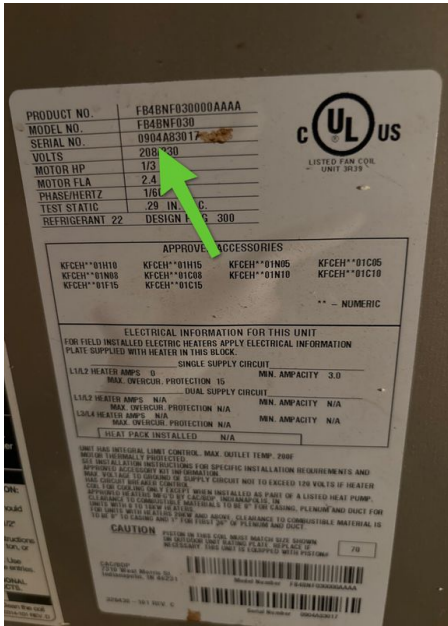
HEATING - EQUIPMENT: Picture of Heater(s)

Photo of the heater



HEATING - EQUIPMENT: Furnace/Heat Pump Age

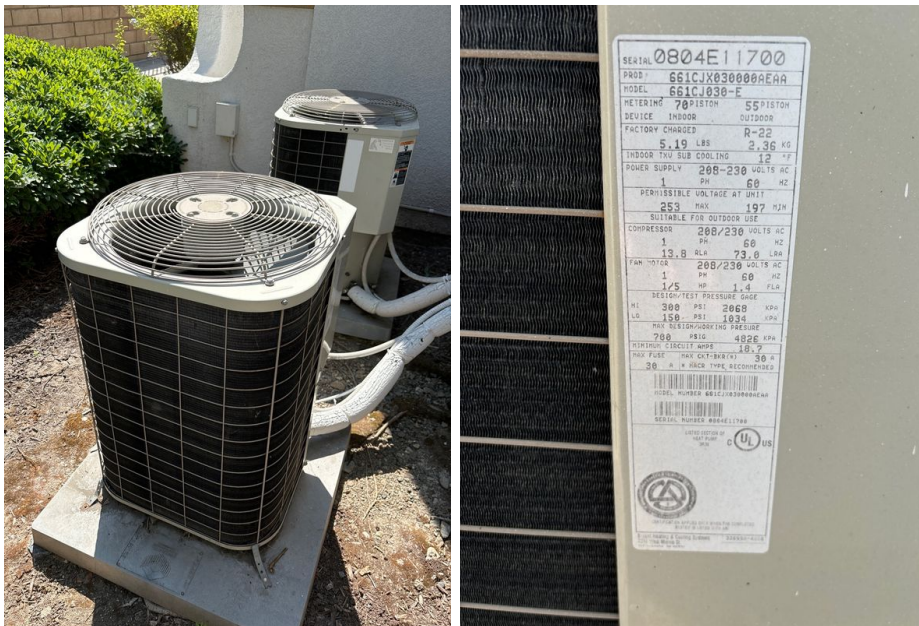
This is for your information. HVAC units require periodic maintenance. To prolong the life of the hvac system we recommend contacting a licensed hvac contractor or researching the manufacturer for maintenance instructions and tips.



Manufactured 2004

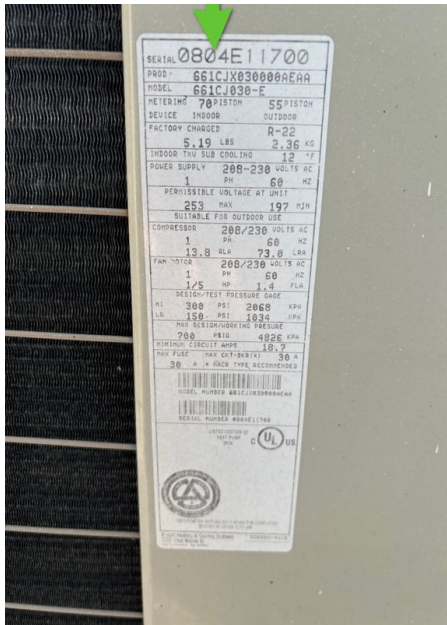
COOLING - EQUIPMENT: AC Condenser (Photo)

Photo of AC condenser



COOLING - EQUIPMENT: Age Of Condensor

AC Condensing units typically last 10-20 years. To prolong the life of your condensing unit and other major HVAC equipment, a routine maintenance and cleaning will expand the life span of the system. For maintenance and cleaning tips, you can either contact a licensed HVAC contractor or search the equipments model and serial number online. This is for your information.



Manufactured 2004

Limitations

HVAC GENERAL

HEATING AND COOLING SYSTEM LIMITATIONS

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 heating and cooling 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

HVAC GENERAL

HVAC DISTRIBUTION SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Findings

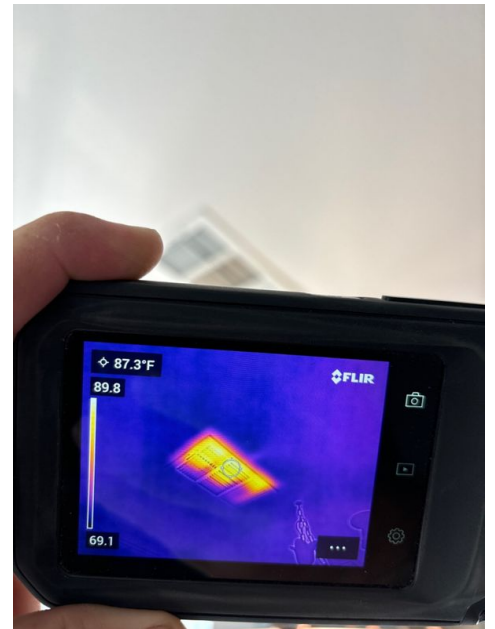
11.2.1 HEATING - EQUIPMENT

FURNACE TURNED ON - HEAT EXCHANGER NOT VISIBLE
 Attention Items

The furnace(s) appeared to turn on and produce heat at time of inspection. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. Because of this, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

Recommendation

Contact a qualified heating and cooling contractor



11.2.2 HEATING - EQUIPMENT

FURNACE - ORIGINAL
 Observation Items

The furnace is original. Determining the life remaining is beyond the scope of a home inspection. Due to the age of the unit, we recommend further servicing and a safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

Recommendation

Contact a qualified professional.

11.5.1 COOLING - EQUIPMENT

AIR CONDITIONER - PRODUCED COOL AIR
 Observation Items

During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional. However, this is a limited review. You should consider having the unit(s) further explored by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor



11.5.2 COOLING - EQUIPMENT

CONDENSATION DRAIN - LIMITED REVIEW
 Attention Items

I was unable to verify the condition of the entire span of the air conditioner condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified heating and cooling contractor

11.5.3 COOLING - EQUIPMENT



AC- 10 YEARS OLD OR MORE

The air conditioner(s) installed in this home appear to be approaching or older (10+ years). We cannot determine how long the unit(s) will last before replacement is necessary. These units are known to last anywhere from 6-15 years depending on multiple factors (use, manufacturer, maintenance). It is not uncommon to see units last 20+ years in San Diego county due to the mild climate, however, this is in no way a guarantee that the unit(s) will last 20+ years. The unit appears to be at the end of its useful life. You may wish to have the unit(s) further evaluated by a licensed HVAC contractor to determine life remaining and potential cost of replacement.

Recommendation

Contact a qualified heating and cooling contractor



Manufactured 2004

11.5.4 COOLING - EQUIPMENT



AC - ORIGINAL

The Air conditioning unit is original. Determining the life remaining is beyond the scope of a home inspection. Recommend to inquire with the seller of any prior repair or service performed.

Recommendation

Contact a qualified professional.

11.10.1 FIREPLACE - CHIMNEY



CHIMNEY LINER - NOT INSPECTED

We do not inspect the chimney liner because often it would require disassembly of vent pipes either at the fireplace or at the vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of the liner in order to properly inspect for cracks or loose sections. We recommend a licensed chimney contractor or licensed chimney sweep to clean and inspect for safety.

Recommendation

Contact a qualified chimney contractor.

11.10.2 FIREPLACE - CHIMNEY



FIREPLACE DRAW - NOT INSPECTED

We do not inspect the shape of the fireplace(s) or the design to determine if the fireplace(s) has a proper air-draw.

Recommendation

Contact a qualified fireplace contractor.

12: COMPLEMENTARY PICTURES

Information

Interior: Kitchen



Interior: Dining Room



Interior: Family Room



Interior: Master Bedroom



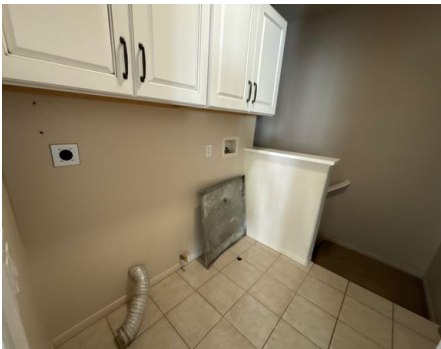
Interior: Master Bathroom



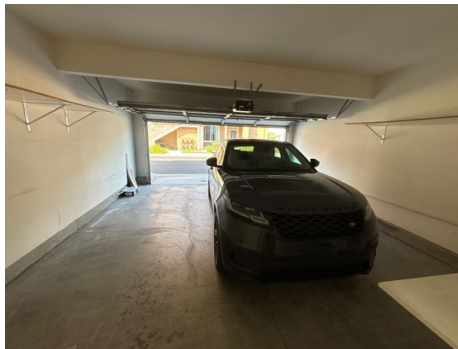
Interior: Bedroom #2



Interior: Laundry Room/Area



Interior: Garage / Carport



Interior: Hall bath



Complimentary Photographs

The photographs in this section of this inspection report are not intended to point out defects. These photographs have been provided to you as a complimentary service and are for your information. Only a limited representative number of rooms or locations are included in this Complimentary Photographs section.

STANDARDS OF PRACTICE
