AZTEC PROPERTY INSPECTIONS
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PROPERTY INSPECTION REPORT

1610 Winder St
San Diego, CA 92103

Riley Family Trust
09/02/2026



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SUMMARY

The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

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3.1.2 Misc. Concerns / Comments - Misc. Concerns / Comments: Unidentifiable Biological Growth
3.1.3 Misc. Concerns / Comments - Misc. Concerns / Comments: Rodent Trap(s) In Attic
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4.4.2 Lots, Grounds & Exterior - Exterior Walls / Trim: No Weep Screed Visible
4.4.3 Lots, Grounds & Exterior - Exterior Walls / Trim: Stucco Crack(s) / Damage Needs Repair
4.4.4 Lots, Grounds & Exterior - Exterior Walls / Trim: Gaps At Siding
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4.6.2 Lots, Grounds & Exterior - Vegetation: Defensible Space Comment
4.7.1 Lots, Grounds & Exterior - Retaining Wall(s): Retaining Wall Significant Cracks / Deterioration
4.7.2 Lots, Grounds & Exterior - Retaining Wall(s): Moisture Damage / Deterioration - Repair
4.7.3 Lots, Grounds & Exterior - Retaining Wall(s): Efflorescence Noted
4.7.4 Lots, Grounds & Exterior - Retaining Wall(s): Leaning Walls Noted
4.9.1 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Walk Off Hazard(s) Noted
4.9.2 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Damage / Deterioration - Repair
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4.9.4 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Water Proofing Damaged
4.9.5 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Loose/Unsecured Material
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4.9.7 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Treads Less Than 11”-No Nosing
4.9.8 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Clogged Drain(s)
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4.9.10 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Gaps Over 4" - Railings
4.9.11 Lots, Grounds & Exterior - Decks / Balconies / Stairs: Not Designed as a Deck/ Balcony
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5.2.2 Crawlspace - Foundation: Cracking at Foundation
5.3.1 Crawlspace - Substructure / Framing: Uneven Flooring Noted
5.4.1 Crawlspace - Insulation / Ventilation: No Insulation Under Floor
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6.1.1 Roof - General: Top of Chimney Flue Not Roofed
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6.2.1 Roof - Coverings: Loose Material Noted
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6.4.1 Roof - Roof Drainage Systems: Debris / vegetation in Gutter(s) and/or Downspout(s)
6.4.2 Roof - Roof Drainage Systems: Partial Gutters Noted
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7.3.1 Attic, Insulation & Ventilation - Insulation, Ventilation, and Exhaust: No Attic Insulation Visible
7.3.2 Attic, Insulation & Ventilation - Insulation, Ventilation, and Exhaust: Vent Screen Missing/Damaged or Improper Size
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8.2.1 Plumbing - Service: No Pressure Regulator
8.3.1 Plumbing - Supply Lines / Hose Bibs: Hose Bib Missing Backflow Preventer
8.3.2 Plumbing - Supply Lines / Hose Bibs: Corrosion Pipes / Fittings
8.3.3 Plumbing - Supply Lines / Hose Bibs: Hose Bib Not Operational
8.3.4 Plumbing - Supply Lines / Hose Bibs: Gate Valve(s) Noted
8.3.5 Plumbing - Supply Lines / Hose Bibs: Hose Bib Drips
8.4.1 Plumbing - Drain, Waste, & Vent Systems: Clean Out Cover(s) Not Properly Accessible
8.5.1 Plumbing - Water Heater(s): No Expansion Tank
8.6.1 Plumbing - Sinks / Fixtures: Drain Stopper Issue
8.6.2 Plumbing - Sinks / Fixtures: Gaps Noted At Sink
8.6.3 Plumbing - Sinks / Fixtures: Handle Orientation
8.6.4 Plumbing - Sinks / Fixtures: Drain Leak
8.6.5 Plumbing - Sinks / Fixtures: Cracked Sink
8.6.6 Plumbing - Sinks / Fixtures: Water Valve Off
8.7.1 Plumbing - Bathtubs / Showers: No Water
8.9.1 Plumbing - Laundry: Exterior Dryer Vent Assembly Upgrade Recommended
8.9.2 Plumbing - Laundry: Catch Pan With Drain To Exterior Recommended

8.9.3 Plumbing - Laundry: Assembly Loose At Wall
8.9.4 Plumbing - Laundry: Small Animal Flap Missing / Stuck Open
8.9.5 Plumbing - Laundry: Vent needs cleaning
8.10.1 Plumbing - Exhaust Fans / Ventilation: Power Fan Near End Of Lifespan
8.11.1 Plumbing - Fuel Systems: Gas Union In Confined Space
8.11.2 Plumbing - Fuel Systems: Meter Near Building Opening
8.11.3 Plumbing - Fuel Systems: Earthquake Valve Recommended
8.12.1 Plumbing - Irrigation: Sprinkler Heads / Risers Damaged
8.12.2 Plumbing - Irrigation: Capped Sprinkler Heads Noted
9.1.1 Electrical - Excluded Items: Cable / Satellite / Telephone / Inter Communication / Alarm Stystems
9.2.1 Electrical - Service: Mast Not Over/Through Roof
9.3.1 Electrical - Electrical Panel(s): Missing Utility Company Lock
9.3.2 Electrical - Electrical Panel(s): Sub Panel In Closet
9.3.3 Electrical - Electrical Panel(s): Work Not Completed
9.4.1 Electrical - Breakers & Panel Wiring: Breakers Not Labeled Properly
9.4.2 Electrical - Breakers & Panel Wiring: Open Slots
9.4.3 Electrical - Breakers & Panel Wiring: Siemens/Murray Breakers Present
9.5.1 Electrical - GFCI / AFCI Protection: Missing GFCI Protection
9.5.2 Electrical - GFCI / AFCI Protection: Tripped Upon Arrival - Outlet was Reset
9.5.3 Electrical - GFCI / AFCI Protection: Not All GFCI In Kitchen
9.6.1 Electrical - Electrical Wiring : Cloth Covered
9.6.2 Electrical - Electrical Wiring : Exposed Wiring Not In Conduit
9.6.3 Electrical - Electrical Wiring : Improper / Loose Wire Support
9.7.1 Electrical - Outlets / Switches / Lighting / Fans: Cover Plate(s) Missing, Loose Or Damaged
9.7.2 Electrical - Outlets / Switches / Lighting / Fans: Wobbly Ceiling Fan(s) Noted
9.7.3 Electrical - Outlets / Switches / Lighting / Fans: Open Grounded Outlet(s)
9.7.4 Electrical - Outlets / Switches / Lighting / Fans: Reverse Polarity
9.7.5 Electrical - Outlets / Switches / Lighting / Fans: Scorched / Heat Damaged Outlet(s)
9.7.6 Electrical - Outlets / Switches / Lighting / Fans: 2-Slot Receptacles
9.7.7 Electrical - Outlets / Switches / Lighting / Fans: Improper Outlet Or Switch For Exterior
9.7.8 Electrical - Outlets / Switches / Lighting / Fans: Bulb In Fixture Damaged
9.7.9 Electrical - Outlets / Switches / Lighting / Fans: Unknown Switch(es)
9.7.10 Electrical - Outlets / Switches / Lighting / Fans: No 3 Way Light Switch
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9.7.12 Electrical - Outlets / Switches / Lighting / Fans: Chandelier Unusually Close To Stairs
9.7.13 Electrical - Outlets / Switches / Lighting / Fans: Sensor Lights
9.7.14 Electrical - Outlets / Switches / Lighting / Fans: Damaged or Loose Low Voltage Wiring
9.8.1 Electrical - Smoke Detectors / CO Alarms / Door Bell: Smoke Detector(s) Missing
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10.1.1 HVAC - General: Not Fully Inspected - Crawl space access
10.2.1 HVAC - Heating (Forced Air): Thermal Image(s) During Operation

10.3.1 HVAC - Air Conditioning: Thermal Image(s) During Operation
10.3.2 HVAC - Air Conditioning: Near Window
10.4.1 HVAC - Ducts and Registers: White Material - Possible Asbestos
10.4.2 HVAC - Ducts and Registers: Dirt / Soil Contact
10.4.3 HVAC - Ducts and Registers: Loose Register Cover(s)
10.4.4 HVAC - Ducts and Registers: Weak Flow / No Flow
10.4.5 HVAC - Ducts and Registers: Rodent Damage to Ductwork
10.4.6 HVAC - Ducts and Registers: Duct Cleaning
10.5.1 HVAC - Filter(s) & Thermostat(s): Filter Dirty
10.5.2 HVAC - Filter(s) & Thermostat(s): Grill Damaged
11.2.1 Interior, Doors & Windows - Exterior Doors: Low Headroom Noted
11.2.2 Interior, Doors & Windows - Exterior Doors: Deadbolt Missing / Not Installed
11.2.3 Interior, Doors & Windows - Exterior Doors: Latching Mechanism Damaged
11.2.4 Interior, Doors & Windows - Exterior Doors: Recommend Re Keying All Exterior Doors
11.2.5 Interior, Doors & Windows - Exterior Doors: Door rubs
11.3.1 Interior, Doors & Windows - Interior Doors: Closet Door Off Track
11.3.2 Interior, Doors & Windows - Interior Doors: Interior Door Won't Latch
11.3.3 Interior, Doors & Windows - Interior Doors: Door Stop(s) Missing
11.3.4 Interior, Doors & Windows - Interior Doors: Door(s) Swing
11.4.1 Interior, Doors & Windows - Windows: Fogging / Staining Noted
11.4.2 Interior, Doors & Windows - Windows: Tempered Glass Not Verified
11.4.3 Interior, Doors & Windows - Windows: Bedroom Fire Escape Improper
11.5.1 Interior, Doors & Windows - Ceiling: Settlement Cracks
11.5.2 Interior, Doors & Windows - Ceiling: Water Stains Dry - Can't Determine
11.6.1 Interior, Doors & Windows - Walls: Baseboards Not Finished
11.6.2 Interior, Doors & Windows - Walls: Touch Up Paint Recommended
11.6.3 Interior, Doors & Windows - Walls: Paint Peeling
11.7.1 Interior, Doors & Windows - Floors: Squeaking Floor(s) Noted
11.7.2 Interior, Doors & Windows - Floors: Cracked Tile(s) and Grout
11.7.3 Interior, Doors & Windows - Floors: Trim Missing - Trip Hazard
11.7.4 Interior, Doors & Windows - Floors: Uneven Floors Noted
11.7.5 Interior, Doors & Windows - Floors: Faded finish
11.8.1 Interior, Doors & Windows - Countertops & Cabinets: Adjust Cabinet Door(s) or Drawer(s)
11.8.2 Interior, Doors & Windows - Countertops & Cabinets: Water Stains Below / Adjacent to Sink
11.8.3 Interior, Doors & Windows - Countertops & Cabinets: Wear Noted
11.8.4 Interior, Doors & Windows - Countertops & Cabinets: Crack(s) at Countertop
11.9.1 Interior, Doors & Windows - Stairs: No Returns On Rails (Purse Catcher)
12.1.1 Appliances - General: Old Appliances
12.2.1 Appliances - Range/Oven/Cooktop: Oven Burners in Need of Adjustments
12.2.2 Appliances - Range/Oven/Cooktop: Clearance to Wood Unusually Short
12.3.1 Appliances - Exhaust / Ventilation: No Powered Vent Installed

12.4.1 Appliances - Dishwasher: No Air Gap Installed
12.4.2 Appliances - Dishwasher: Outlet Not Visible
12.5.1 Appliances - Garbage / Food Disposal: Frozen - Not Operational
13.1.1 Fireplaces & Gas Appliances - Fireplaces, Stoves & Inserts: Damper Clamp Missing
13.1.2 Fireplaces & Gas Appliances - Fireplaces, Stoves & Inserts: Stains / Rust on Flue
13.1.3 Fireplaces & Gas Appliances - Fireplaces, Stoves & Inserts: Covered Fireplace
13.2.1 Fireplaces & Gas Appliances - Chimney(s): No Spark Screen and/or Rain Cap
13.2.2 Fireplaces & Gas Appliances - Chimney(s): Chimney Cracked / Deteriorated
14.2.1 Garage / Carport - Structure: Signs of Movement Noted
14.4.1 Garage / Carport - Vehicle Door(s): Gap(s) Noted
14.5.1 Garage / Carport - Automatic Opener(s): Photo Eyes Too High
14.5.2 Garage / Carport - Automatic Opener(s): Unable to Confirm Battery Backup
14.6.1 Garage / Carport - Floor, Walls, Ceiling: Damage / Deterioration - Repair
14.6.2 Garage / Carport - Floor, Walls, Ceiling: Evidence of Significant Water Intrusion
14.6.3 Garage / Carport - Floor, Walls, Ceiling: Below Exterior Grade
14.6.4 Garage / Carport - Floor, Walls, Ceiling: Head Clearance Unusually Low
14.6.5 Garage / Carport - Floor, Walls, Ceiling: Epoxy or Paint Damaged
14.6.6 Garage / Carport - Floor, Walls, Ceiling: Slope to Let Water Out Improper / Unconventional
14.8.1 Garage / Carport - Garage Ventilation : No Garage Ventilation

1: GENERAL INFORMATION / OVERVIEW

Information

General: Overview

AZTEC PROPERTY INSPECTIONS
(858) 245-9329

A property inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CREIA and/or InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. Specialized inspections may reveal issues that our general inspection does not cover. This inspection will not cover any HOA items will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspector's job is to point out an issue and to give a course of action, which is why we always include a recommendation after the issue. We also write "one or more" comments for your protection. Since we are the generalist, if you have a specialist come out then we recommend they inspect all of the specific items and not just the one we identify in the report.

General: Notes

Note: Read the Standards of Practice set forth by the California Real Estate Inspectors Association for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home/building warranty is recommended.**

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Aztec Property Inspections and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: For the purpose of this report, all directional references (left, right, front, rear) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing is recommended by a qualified specialist. This is especially important if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector or if issues have been disclosed.

HOA Note: HOA (Home Owner's Association) areas and items located in HOA areas are beyond the scope of this inspection and this typically only applies to condo and townhouses. It is unknown what items if any may be a part of an HOA and note that if any item isn't expressly marked as inspected then it is believed to be an HOA item. Inquire with the seller and/or the HOA for more information. If and HOA items were reported on then they were mentioned as a courtesy and were not fully inspected nor were all the HOA items inspected.

General: About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Attention Required**" or **"Safety Item/Defective"** by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Observation = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Attention Required = The item, component, or system while perhaps functioning as intended is in need **repair or service**; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or qualified licensed contractor** and are not considered routine maintenance (DIY) items. All "**Attention Required**" items should be evaluated before the close of the contingency period.

Safety Item = The item, component or system poses a **safety concern** to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Items may vary in severity, and require attention from either a **homeowner/handyman** (for example, replacing smoke detector batteries or installing CO detectors), **or a qualified licensed professional**.

-**OR-**

Defective = The item, component or system is **not functioning** as intended, and requires further evaluation and/or repair by a **specialized, qualified, licensed contractor**. Damage to the structure may occur if left unaddressed. All "**Defective**" items are considered high-priority, and should be evaluated before the close of the contingency period. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

Information

General: In Attendance
Listing Agent, Inspector, Sewer Scoper

General: Building Type
Single Family

General: Occupancy
Vacant

General: Utilities
All Utilities On

General: Temperature
70-80 F

General: Weather Conditions
Dry, Sunny

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Vacant / Not Occupied

The property is currently vacant and it is unknown how long the property has been unoccupied. Because plumbing systems/fixtures have not been in use for some time, it is possible for small leaks to occur once regular usage resumes. These leaks may or may not be detectable to the inspector during their limited time at the property. It is recommended that the client monitors the plumbing systems for leaks after taking occupancy.

Misc. Concerns / Comments: Lead and/or Asbestos Note

Note: Homes constructed before approximately 1985 may contain lead-based paint and/or asbestos-containing materials. Lead is most often associated with older paint layers and certain plumbing fixtures or pipes; applying new paint over old lead-based paint does not, per EPA guidance, count as sealing off the hazard. Asbestos can turn up in a range of building products, including insulation, exterior siding, and tile flooring or ceiling materials. While federal restrictions on these substances took effect in 1978, existing supplies containing lead and asbestos continued to be installed in homes for years afterward. Both substances pose recognized health risks.

This inspection does not include testing or assessment for lead or asbestos. Where these materials are referenced in this report, it is solely to flag the possibility for the client's awareness and to recommend further evaluation. For accurate testing and guidance, clients should engage qualified professionals — such as certified industrial hygienists, accredited testing labs, or licensed abatement contractors.

Misc. Concerns / Comments: Pre Listing Inspection

This is a pre listing inspection report. The scope of this inspection will be agreed upon by the client(s) and Aztec. Any comments made in this report regarding other systems and components are only a courtesy and do not represent the condition of those entire systems or components. Any potential buyers of this property are advised to get their own inspection report.

Misc. Concerns / Comments: Additions and or Alterations Noted

It is believed that additions and or alterations were noted to the original property. Recommend inquiring with the city building department and or seller to verify that permits have been completed for all alterations.

Misc. Concerns / Comments: Possible Easement(s) Noted

The possibility of one or more easements were noted. Inquire with the seller for more information.



Findings

3.1.1 Misc. Concerns / Comments

Safety Item/Defective

RODENT EVIDENCE

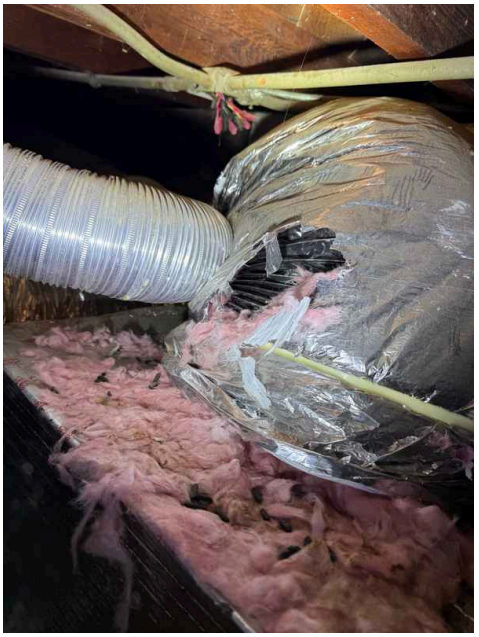
ATTIC, CRAWLSPACE, UNDER JETTED TUB, CRAWLSPACE

Evidence of rodent activity was found in one or more locations. We recommend inquiring with the current owner and further inspection by a licensed pest control specialist.

Recommendation

Contact a qualified pest control specialist.





3.1.2 Misc. Concerns / Comments

Safety Item/Defective

UNIDENTIFIABLE BIOLOGICAL GROWTH

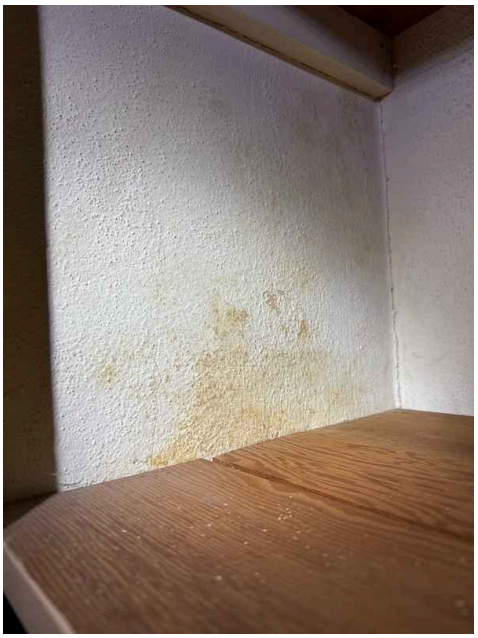
GARAGE, CLOSET, KITCHEN, CALIFORNIA ROOM, CALIFORNIA ROOM

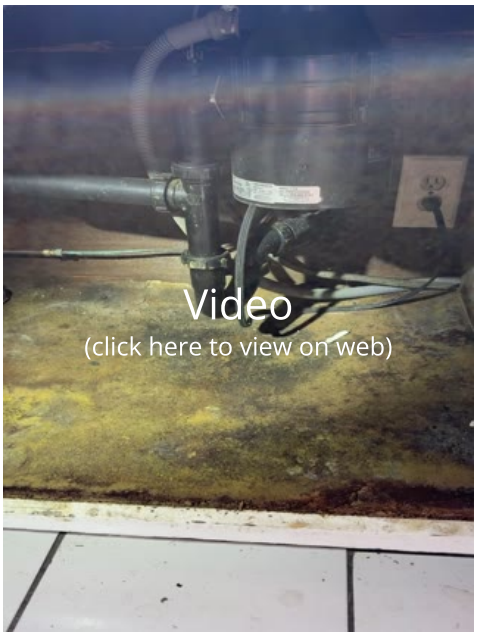
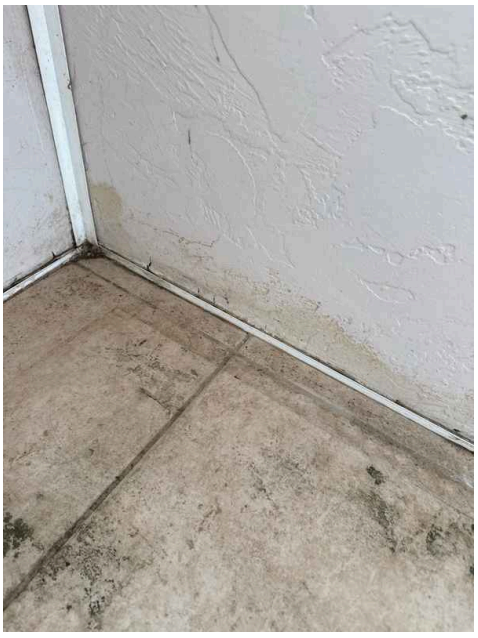
Apparent mold was present and is a potential health concern. We recommend having the area(s) tested for mold. Our company can provide this service if desired. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.




Video
(click here to view on web)


3.1.3 Misc. Concerns / Comments

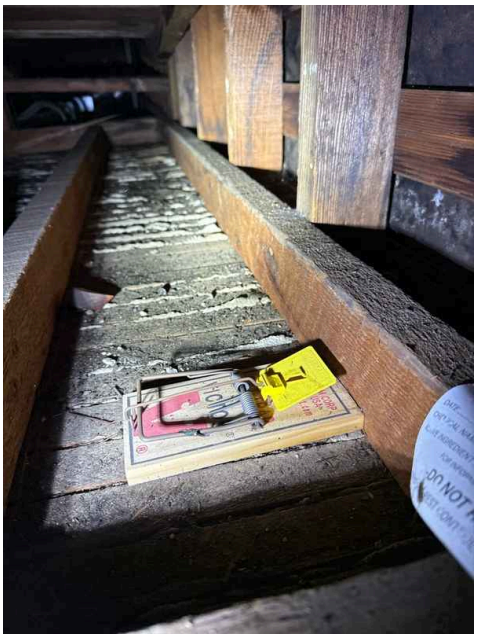
Attention Required

RODENT TRAP(S) IN ATTIC

One or more rat or mouse traps were noted. Inquire with the seller for more information. A pest inspection may be desired.

Recommendation

Contact a qualified pest control specialist.



3.1.4 Misc. Concerns / Comments

Attention Required

OUTBUILDING(S) BEYOND SCOPE

Note: No outbuildings or detached structures were evaluated. They are beyond the scope of this inspection.

4: LOTS, GROUNDS & EXTERIOR

		IN	NI	NP	F
4.1	Driveways, Sidewalks, Patios				X
4.2	Drainage or Grading				X
4.3	Fences / Gates				X
4.4	Exterior Walls / Trim				X
4.5	Eaves / Soffits				
4.6	Vegetation				X
4.7	Retaining Wall(s)				X
4.8	Patio Cover(s) / Trellis(es)	X			
4.9	Decks / Balconies / Stairs				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Exterior Walls / Trim:
Construction Material
Wood Frame

Exterior Walls / Trim: Wall
Covering Material
Stucco, Wood Trim

Limitations

Driveways, Sidewalks, Patios

GROUNDS LIMITATIONS

The items listed below fall outside the scope of this inspection under CREIA Standards of Practice. Except where addressed elsewhere in this report, any comments touching on these items or systems are offered purely as a courtesy and should not be taken as a full evaluation:

- Standalone structures or outbuildings not attached to the main dwelling
- Fencing and gates
- Retaining walls
- Buried drainage lines, catch basins, or hidden sump pumps
- Pools and associated safety features, spas, hot tubs, and saunas
- Water-tightness of membranes on decks, balconies, or stairs
- Trees, landscaping, and soil-related conditions including stability, erosion, or erosion control measures
- Ponds, decorative water features, and irrigation or sprinkler systems
- Sport courts, play structures, and recreational or leisure equipment
- Spaces beneath exterior portions of the structure with under 3 feet of clearance
- Invisible/electronic pet fencing
- Seawalls, docks, and boathouses
- Retractable awnings

Drainage or Grading

SURFACE DRAINS

Surface drains were noted and the inside of the drains could not be evaluated. Inquire with the seller as to the termination point(s) of the surface drains.

Exterior Walls / Trim

EXTERIOR LIMITIONS

Readily accessible/visible areas of the exterior were inspected, which excludes areas that were obscured by vegetation, stored items, areas concealed by coverings, siding or trim, and areas that may be difficult to observe due to height.

Findings

4.1.1 Driveways, Sidewalks, Patios

Attention Required

COMMON TO MODERATE CRACKS NOTED

Common to moderate cracks noted in one or more areas. Sealing the cracks properly is recommended to avoid water intrusion which can cause further cracking and or damage.

Recommendation

Contact a qualified handyman.

4.1.2 Driveways, Sidewalks, Patios

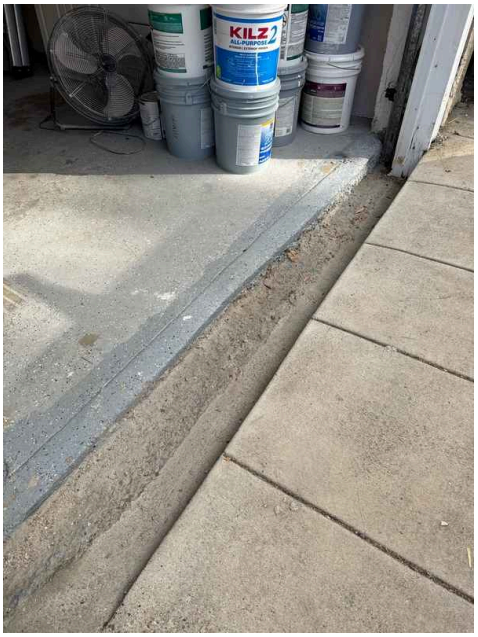
Attention Required

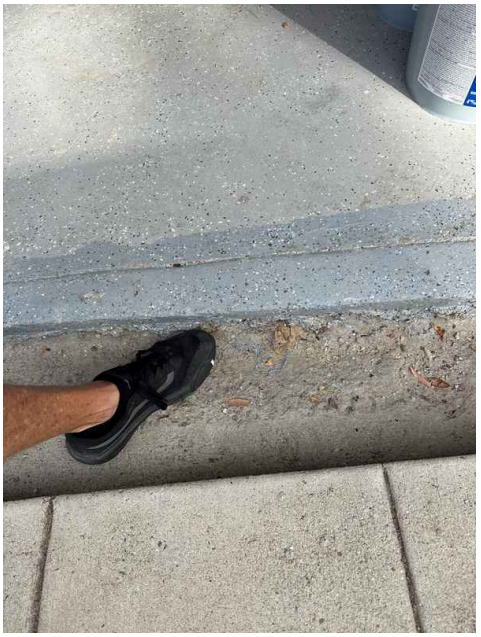
TRIPPING HAZARD NOTED

A trip hazard noted in one or more areas. We recommend that a qualified contractor repair as necessary for improved safety.

Recommendation

Contact a qualified professional.





4.1.3 Driveways, Sidewalks, Patios

Attention Required

LOOSE BUBBLED PAINT NOTED

Loose bubble paint was noted. Correction is recommended.



4.2.1 Drainage or Grading

Attention Required

IMPROPER GRADING / DRAINAGE AWAY FROM STRUCTURE

The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible. This could trap water near the structure. Wet soil may cause the foundation to settle and possibly fail over time. Moisture intrusion is a possibility. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices.

Recommendation

Contact a qualified professional.

4.2.2 Drainage or Grading

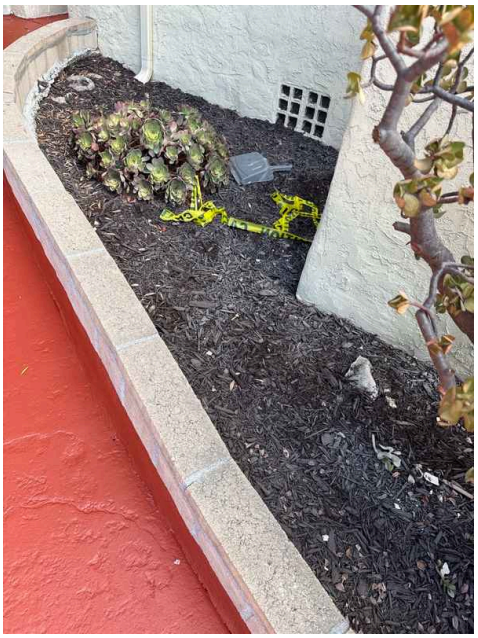
Attention Required

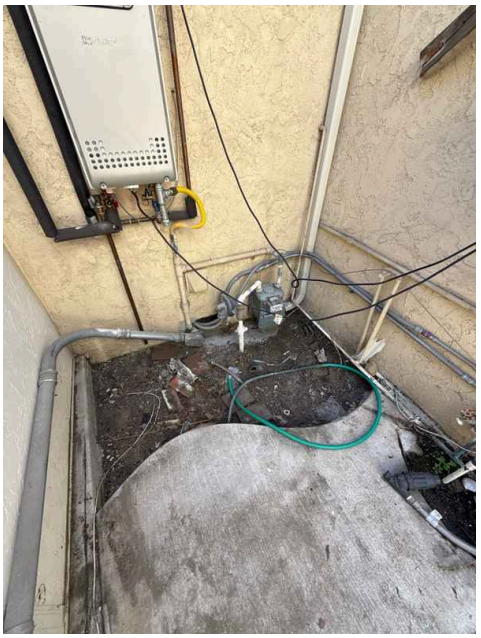
NO PLANTER DRAINAGE VISIBLE

No drainage was visible at one or more planters and or flower beds. This could trap water near the structure. We recommend installing proper drainage.

Recommendation

Contact a qualified professional.





4.3.1 Fences / Gates

TERMITE DAMAGE

Attention Required

Damaged, soft and or deteriorated wood was noted in one or more areas which appeared to be from termite activity. Further evaluation is recommended by a qualified and licensed pest control specialist.

Recommendation

Contact a qualified pest control specialist.



4.3.2 Fences / Gates

RUSTED GATE/FENCE

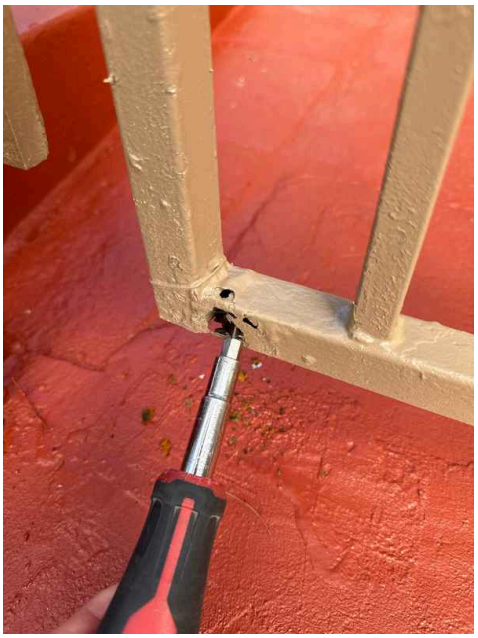
Attention Required

SEVERAL AREAS

Sections of the fencing appeared to be rusted, corroded or damaged. Repair and/or replacement may be necessary. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified fencing contractor





4.4.1 Exterior Walls / Trim

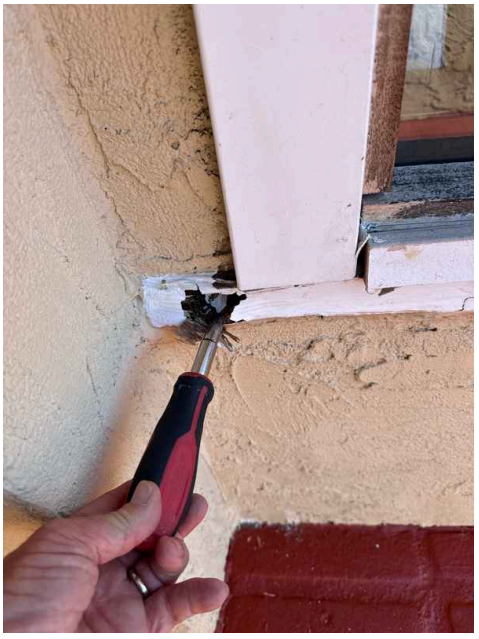
Attention Required

DAMAGED WOOD - TERMITE INSPECTION RECOMMENDED

Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

Recommendation

Contact a qualified professional.



4.4.2 Exterior Walls / Trim

Attention Required

NO WEEP SCREED VISIBLE

No weep screed was visible in one or more areas. Upgrades are recommended.

Recommendation

Contact a qualified professional.

4.4.3 Exterior Walls / Trim

Attention Required

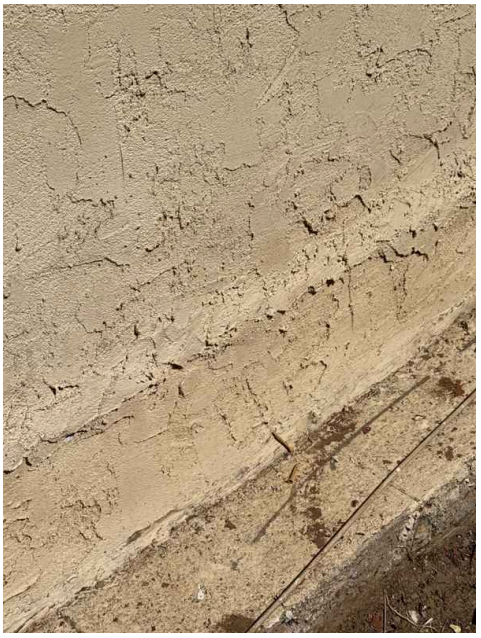
STUCCO CRACK(S) / DAMAGE NEEDS REPAIR

Cracking, damage, and/or deterioration was noted at one or more areas of stucco siding. This condition could allow for excessive moisture intrusion behind the stucco. A qualified professional is recommended for evaluation and repairs as necessary.

Recommendation

Contact a stucco repair contractor





4.4.4 Exterior Walls / Trim

Attention Required

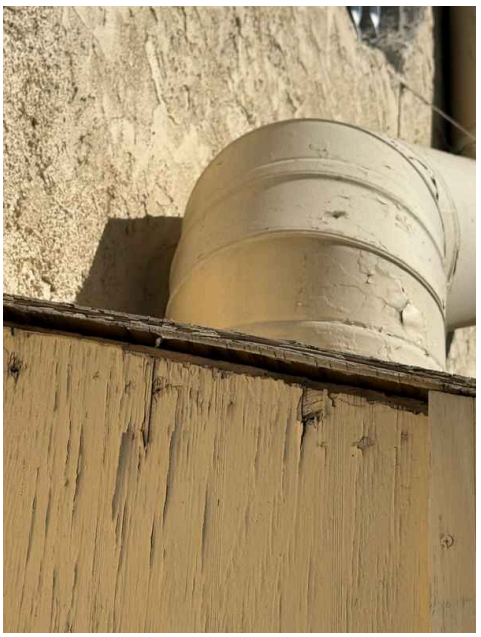
GAPS AT SIDING

Gaps were observed at the siding. These gaps can allow water to flow behind the siding causing damage. Recommend caulking the gaps as needed to seal the siding and prevent water/rodent intrusion.

Recommendation

Contact a qualified professional.





4.4.5 Exterior Walls / Trim

Attention Required

UNFINISHED WOOD NOTED

Unfinished wood was noted in one or more areas. Correction may be desired.

4.6.1 Vegetation

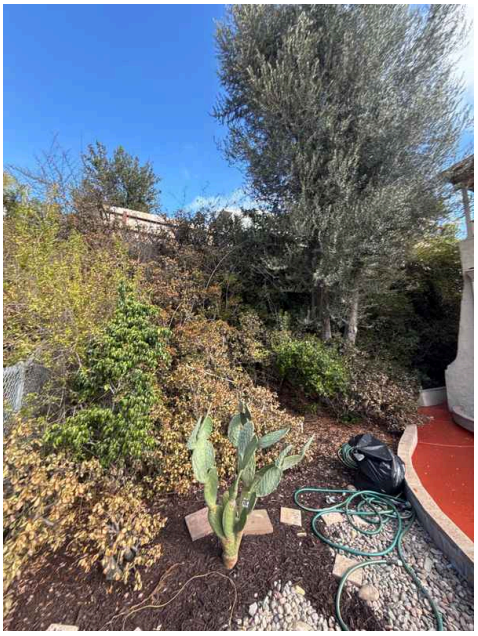
OVERGROWTH

Attention Required

The property has overgrown vegetation that needs to be landscaped.

Recommendation

Contact a qualified landscaping contractor





4.6.2 Vegetation

DEFENSIBLE SPACE COMMENT

Attention Required

A defensible space inspection is now required on certain properties depending on their location and the potential fire safety issues. Inquire with the fire department and or seller's disclosures for more information.

Recommendation

Contact a qualified professional.

4.7.1 Retaining Wall(s)

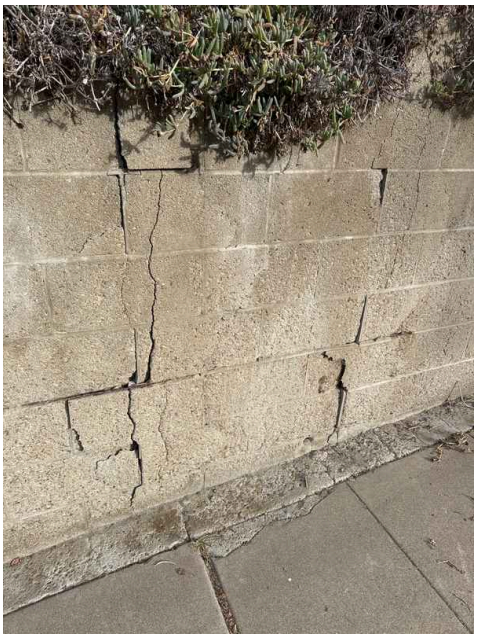
RETAINING WALL SIGNIFICANT CRACKS / DETERIORATION

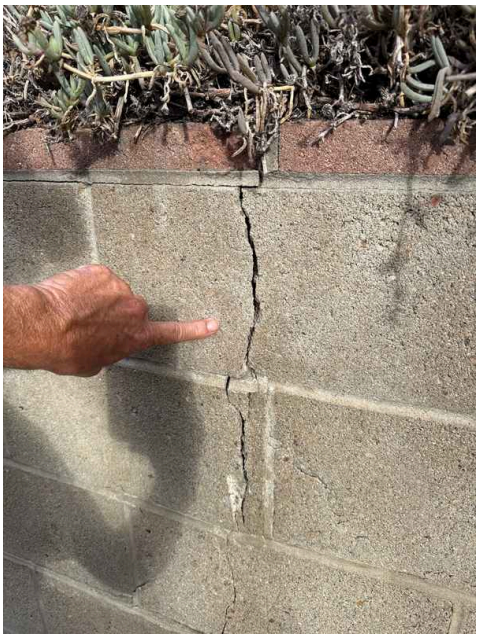
Safety Item/Defective

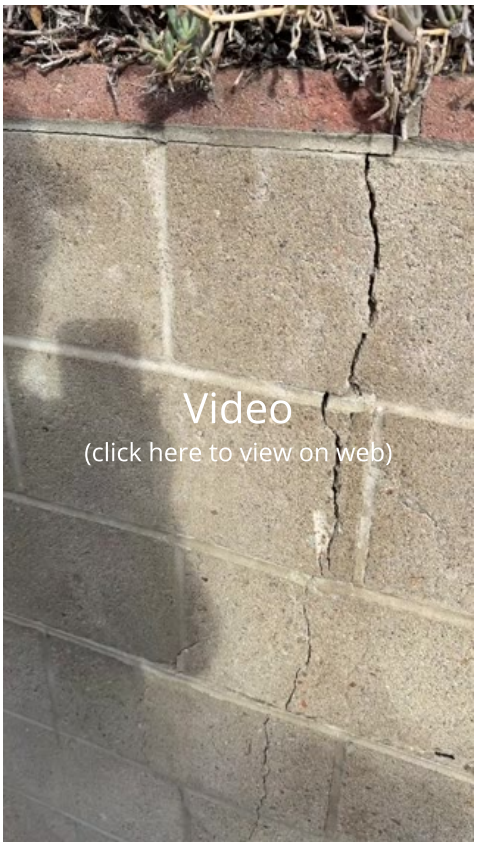
Moderate to significant cracks and or deterioration were noted in one or more retaining walls. We recommend monitoring them moving forward.

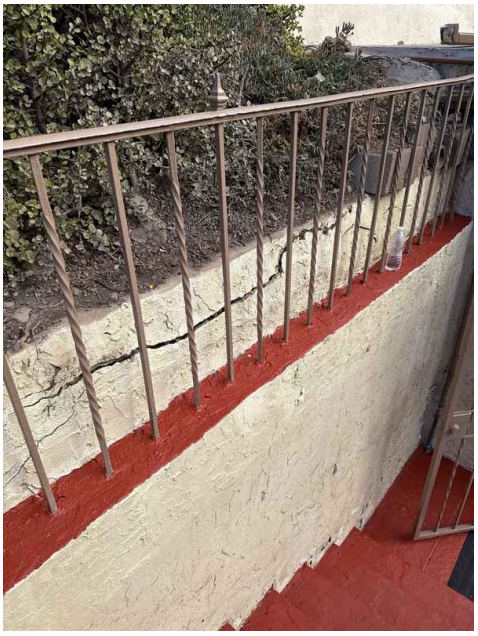
Recommendation

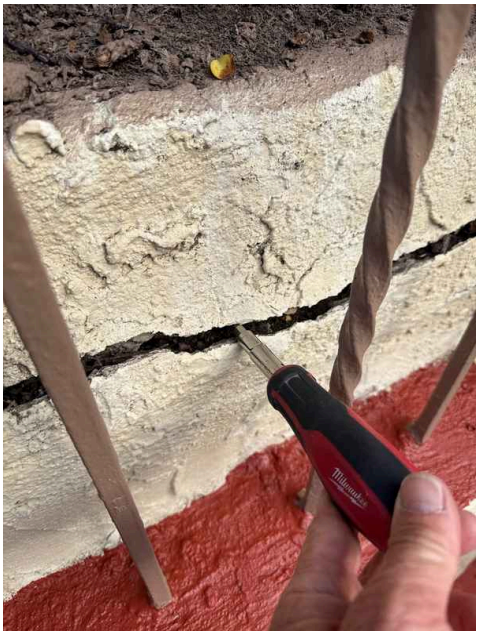
Recommend monitoring.











4.7.2 Retaining Wall(s)

Attention Required

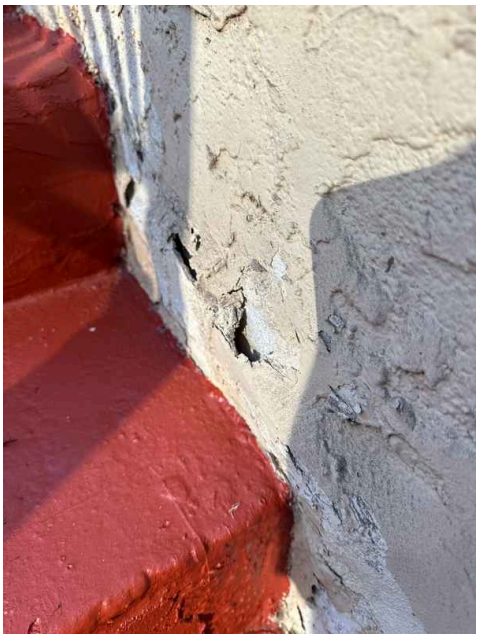
MOISTURE DAMAGE / DETERIORATION - REPAIR

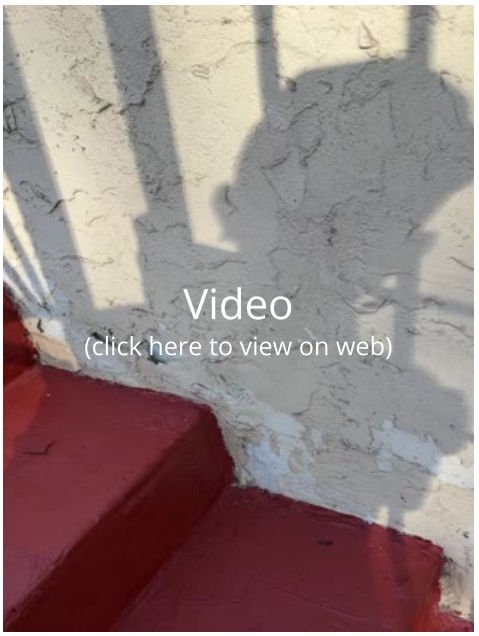
Moisture damage and or deterioration was present at one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.







4.7.3 Retaining Wall(s)

Attention Required

EFFLORESCENCE NOTED

Efflorescence was noted in one or more areas. Efflorescence is salt deposits left behind by water. We recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.

4.7.4 Retaining Wall(s)

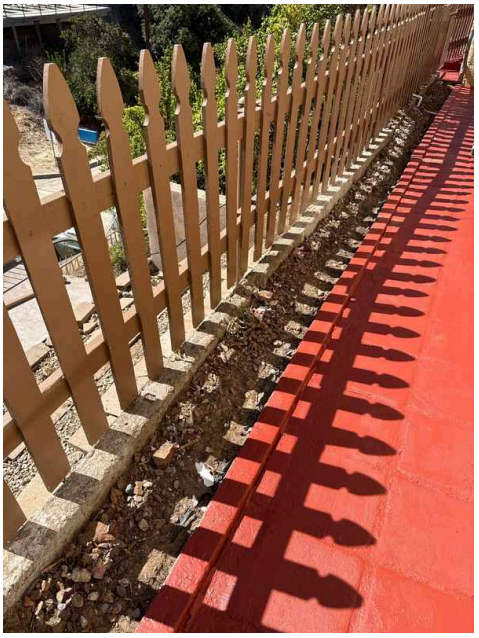
Attention Required

LEANING WALLS NOTED

Leaning walls were noted in one or more areas. A qualified and licensed contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.



4.9.1 Decks / Balconies / Stairs

Safety Item/Defective

WALK OFF HAZARD(S) NOTED

A walk off or drop off hazard was noted in one or more areas. Recommend installing guardrails for added safety. A qualified professional is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified professional.





4.9.2 Decks / Balconies / Stairs

Attention Required

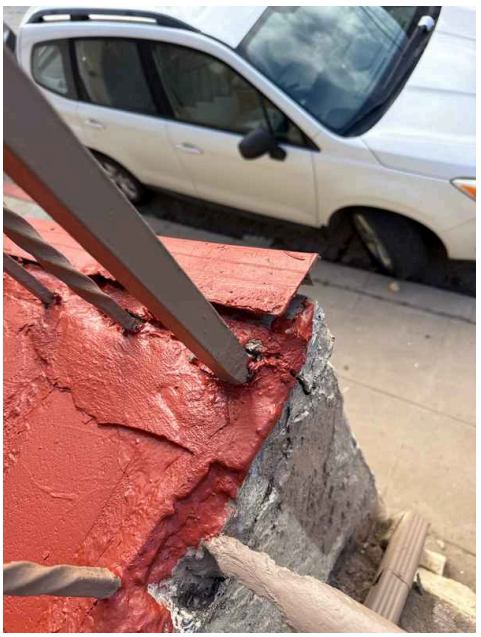
DAMAGE / DETERIORATION - REPAIR

Damage and or deterioration was present at one or more areas. Recommend further evaluation by qualified contractor and repair as necessary.

Recommendation

Contact a qualified professional.





4.9.3 Decks / Balconies / Stairs

Attention Required

RAILS TOO LOW

Railings at one or more flights of stairs were unusually low (based on today's standards) and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each riser/tread. A qualified professional is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified professional.

4.9.4 Decks / Balconies / Stairs

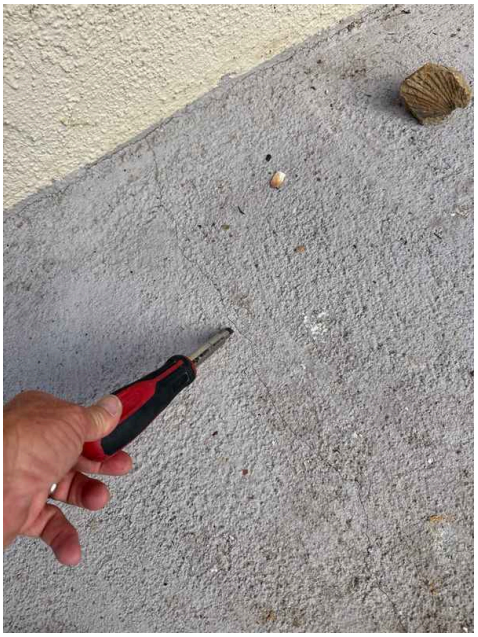
Safety Item/Defective

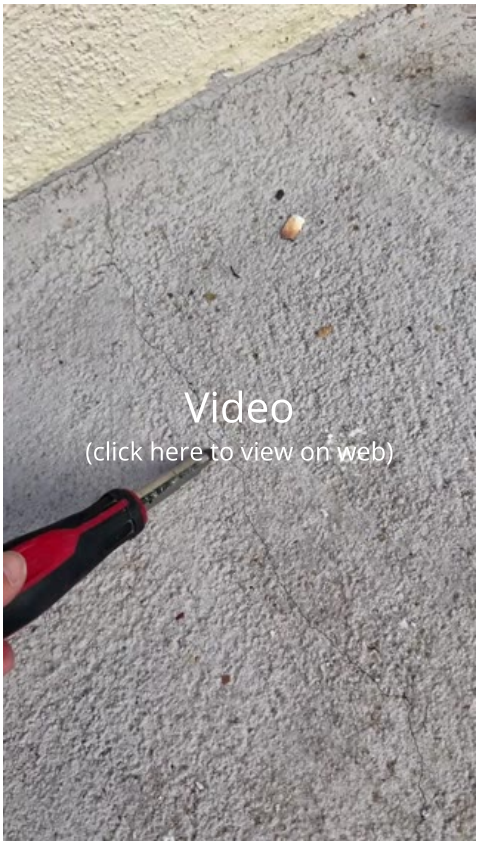
WATER PROOFING DAMAGED

Water proof coating was cracked in one or more areas. This material could be nearing the end of it's useful life. Correction is recommended to ensure that the area is water tight. A qualified and licensed contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.





4.9.5 Decks / Balconies / Stairs

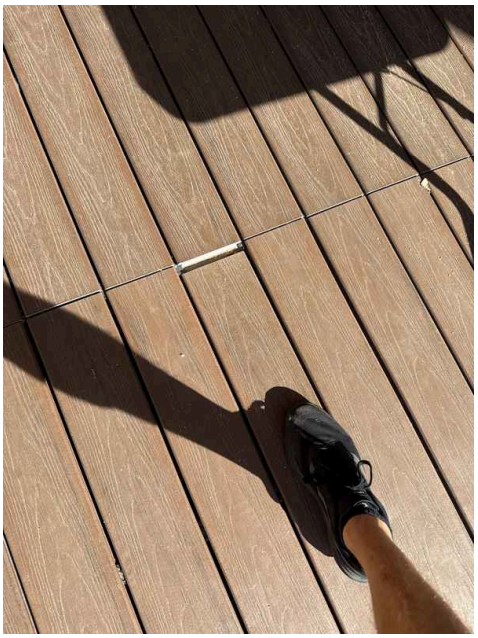
Attention Required

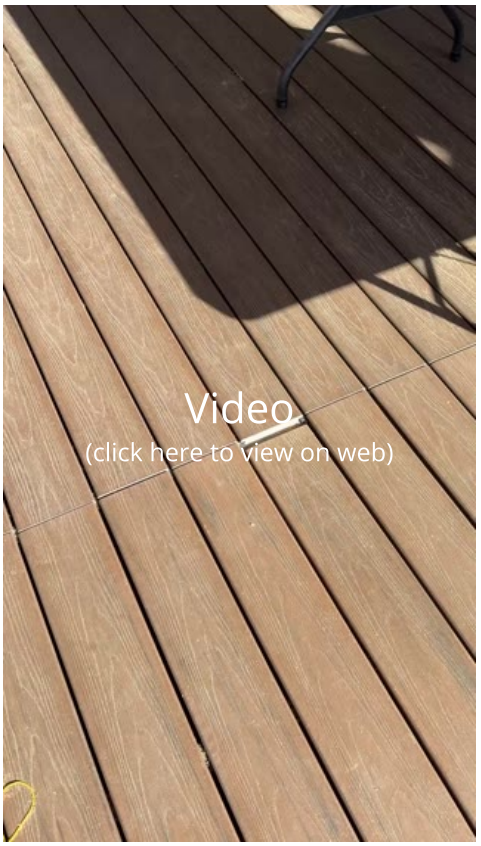
LOOSE/UNSECURED MATERIAL

Unsecured or loose material noted in one or more areas. Recommend correcting advise repair by licensed general contractor.

Recommendation

Contact a qualified professional.





4.9.6 Decks / Balconies / Stairs

Attention Required

NO SECONDARY DRAIN(S) VISIBLE

UPPER

Secondary drains were not installed in all areas. Upgrades are recommended. A qualified and licensed contractor is recommended.

Recommendation

Contact a qualified professional.

4.9.7 Decks / Balconies / Stairs

Attention Required

TREADS LESS THAN 11”-NO NOSING

Treads for stairs at one or more locations were less than 11 inches deep with no nosing which could pose a fall or trip hazard. Stair treads should be at least 11 inches deep with no nosing (current standards). At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.

Recommendation

Contact a qualified professional.



4.9.8 Decks / Balconies / Stairs

Attention Required

CLOGGED DRAIN(S)

One or more clogged drains were noted. Correction is recommended.

Recommendation

Contact a qualified professional.



4.9.9 Decks / Balconies / Stairs

Attention Required

DRAIN COVER MISSING / LOOSE

One or more drain covers were missing, loose or substandard. Correction is recommended.

Recommendation

Contact a qualified professional.

4.9.10 Decks / Balconies / Stairs

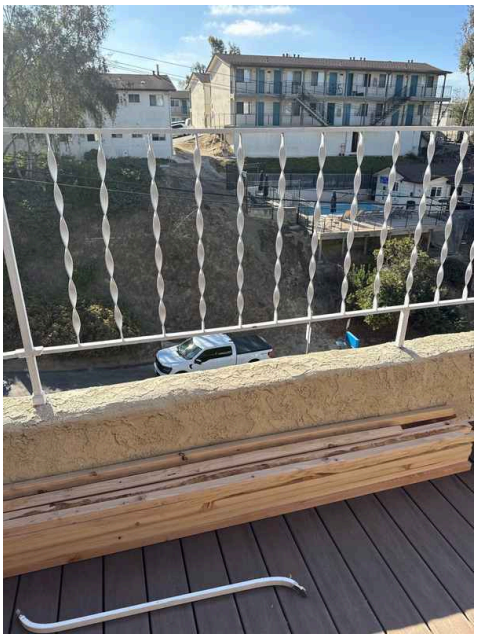
Safety Item/Defective

GAPS OVER 4" - RAILINGS

Rails were too large (over 4" wide) based on today's standards. Although an allowed building practice in older structures, this poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Recommendation

Contact a qualified professional.





4.9.11 Decks / Balconies / Stairs

Attention Required

NOT DESIGNED AS A DECK/ BALCONY

One or more decks or balconies do not appear to be designed to be a deck/ balcony. Upgrades are recommended.

Recommendation

Contact a qualified deck contractor.



5: CRAWLSPACE

		IN	NI	NP	F
5.1	Access				X
5.2	Foundation				X
5.3	Substructure / Framing				X
5.4	Insulation / Ventilation				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Access: Location
Exterior

Access: How Viewed
Partially Traversed

Foundation: Foundation Type
Crawlspace

Foundation: Foundation / Stem Wall Material
Concrete

Foundation: Footing Material
Concrete

Substructure / Framing: Sub floor material
Diagonal Wood Sub Floor

Substructure / Framing: Beam & Joist Material
Wood Truss Floor Joists Noted

Substructure / Framing: Pier/Support Material
Concrete

Insulation / Ventilation: Ventilation Type
Vented

Insulation / Ventilation: Insulated
No

Access: Crawl Space Limitations
Components such as joists / beams, and other components such as wiring, piping and/or ducting that are obscured by under floor insulation are excluded from this inspection. The inspector does not determine adequacy of support posts, columns, beams, joists, studs, trusses, etc. The inspector does not know if water will accumulate in the crawl spaces in the future. The inspector attempts to locate all crawl space access points and areas but while under the house determining if all areas were accessible is very difficult and therefore beyond the scope of this inspection. Access points could be obscured or otherwise hidden by furnishings or stored items. The client should ask the property owner where all access points. Note that crawl space areas should be checked at least annually for several reasons.

Limitations

Foundation

FOUNDATION LIMITATIONS

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement but know that earthquake insurance is recommended. This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted. Determining if the wood to wood connections are proper or fully bearing is beyond the scope of this inspection. The inspector makes every attempt to look for gaps or loose posts / beams but sometimes this is only visible based on the orientation or the way the inspector is traveling under the house. Metal framing straps are always recommended for improved stability and seismic strength.

Foundation

HILLSIDE NOTICE

The property was built on or near a hillside. The slab was not visible due to flooring installed. No readily visible issues were noted at the time of the inspection but the client(s) may wish to consult with a civil engineer to verify (measure elevations of the slab) that significant movement has not occurred.

Substructure / Framing

BEARING (WOOD TO WOOD CONNECTIONS) NOTICE

Determining if the wood to wood connections are proper or fully bearing is beyond the scope of this inspection. The inspector makes every attempt to look for gaps or loose posts / beams but sometimes this is only visible based on the orientation or the way the inspector is traveling under the house. Metal framing straps are always recommended for improved stability and seismic strength.

Findings

5.1.1 Access

Attention Required

PARTIALLY INSPECTED - MOST OF THE CRAWL WAS NOT VISIBLE

One or more areas of the crawl space was only able to be partially inspected due to opening size, height, framing/plumbing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned. Tbe added HVAC and it's ductwork blocks acess to the majority of the crawlspace. The inspector makes every attempt to inspect the entire crawl space.

Recommendation

Contact a qualified professional.

5.1.2 Access

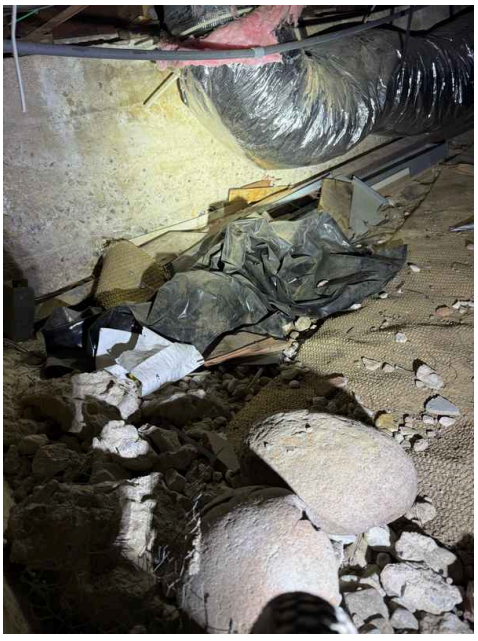
Attention Required

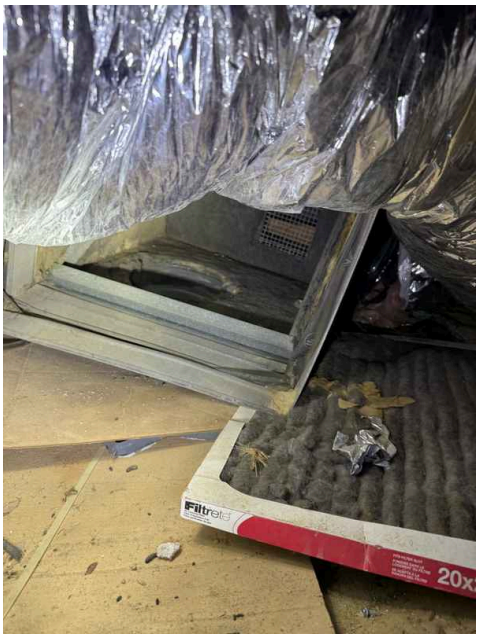
CONSTRUCTION DEBRIS NOTED

Construction debris was noted under the house and removal is recommended.

Recommendation

Contact a qualified professional.





5.2.1 Foundation

NO ANCHOR BOLTS VISIBLE

Attention Required

No anchor bolts were vusble. Anchor bolts are recommended for added seismic strength. A qualified and licensed specialist is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.

5.2.2 Foundation

CRACKING AT FOUNDATION

Safety Item/Defective

Cracking noted at the foundation wall in one or more location. Recommend further evaluation by a licensed foundation contractor to determine if repairs are needed.

Recommendation

Contact a qualified professional.



5.3.1 Substructure / Framing

UNEVEN FLOORING NOTED

Attention Required

Uneven flooring was noted inside the property and further evaluation as needed.

Recommendation

Contact a qualified professional engineer

5.4.1 Insulation / Ventilation

NO INSULATION UNDER FLOOR

Attention Required

Insulation was missing beneath the flooring, in the unheated crawl space. Adding insulation in the crawl space may be desired for improved energy efficiency. We recommend consulting with a qualified specialist for further evaluation and/or upgrades.

Recommendation

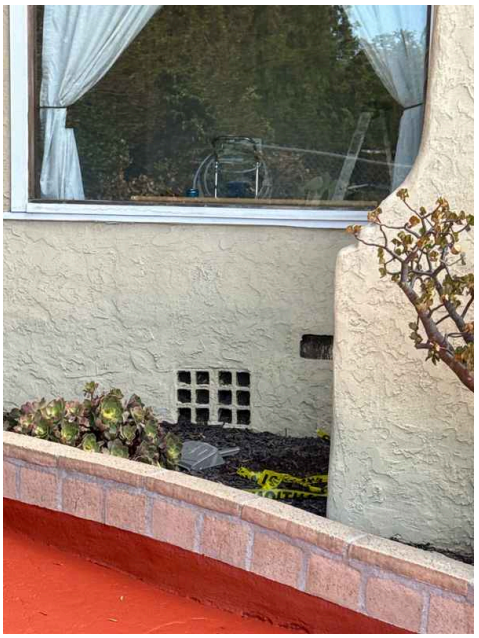
Contact a qualified insulation contractor.

5.4.2 Insulation / Ventilation

CRAWLSPACE VENT AT GRADE

Attention Required

The foundation vent(s) were noted at or near ground level. This may lead to water entering the crawlspace. Recommend repair as necessary.



Recommendation

Contact a qualified professional.

6: ROOF

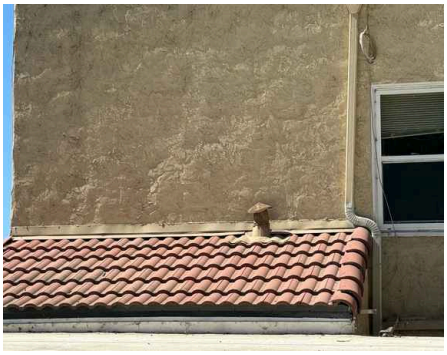
		IN	NI	NP	F
6.1	General				X
6.2	Coverings				X
6.3	Flashings				X
6.4	Roof Drainage Systems				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: View of Roof

View of roof.



General: Flashing Material

Metal

General: Inspection Method

From eaves using ladder, From ground

General: Roofing Material

Rolled, Unknown Tiles

Limitations

General

ROOF LIMITATIONS

This is a general condition report on the roof condition and materials. The home inspector is a generalist and for a more detailed report, the client may wish to hire a qualified licensed roofing contractor for a roof certification and/or a leak-tight warranty. Skylight(s), flashings and roof(s) are not water tested for leaks. As part of your ongoing annual maintenance, a roof inspection is recommended.

Findings

6.1.1 General

TOP OF CHIMNEY FLUE NOT ROOFED

Attention Required

The top of the chimney flue was not properly roofed (exposed wood). Correction is recommended.

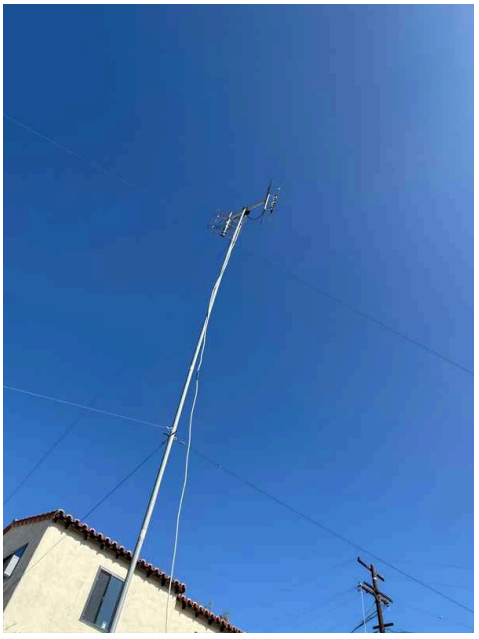


6.1.2 General

LARGE ANTENNA ON ROOF

Attention Required

A large antenna was noted on the roof. Removal may be desired.



6.2.1 Coverings

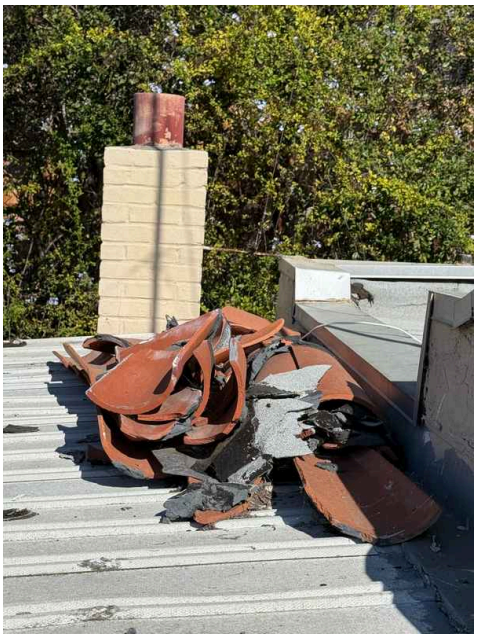
LOOSE MATERIAL NOTED

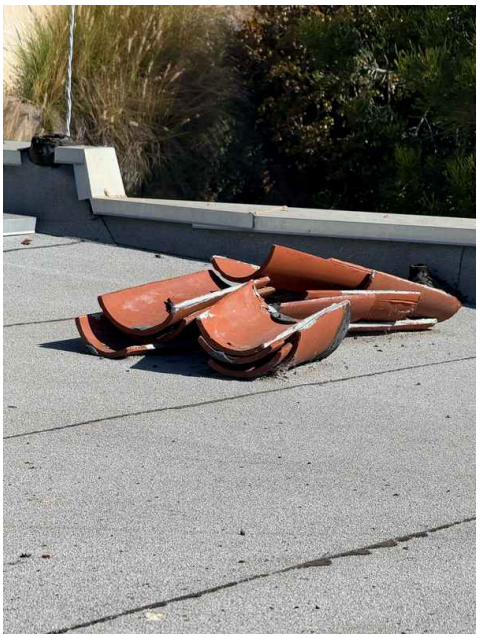
Attention Required

Loose material noted in one or more areas. Correction is recommended by a licensed roofer.

Recommendation

Contact a qualified roofing professional.





6.3.1 Flashings

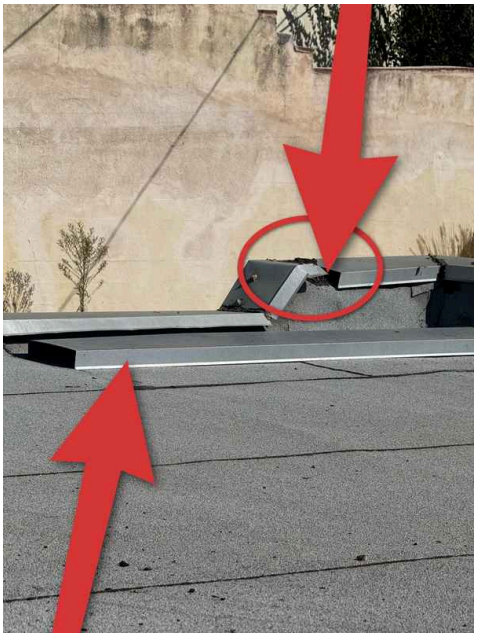
Safety Item/Defective

FLASHING LOOSE AND/OR SEPARATED

Flashing loose and/or separated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified roofing professional.



6.4.1 Roof Drainage Systems

Attention Required

DEBRIS / VEGETATION IN GUTTER(S) AND/OR DOWNSPOUT(S)

Leaves, pine needles, gravel or debris has accumulated in one or more gutters and/or downspouts. To prevent accumulation of water from overflowing gutters; cleaning is recommended. A qualified handyperson is recommended for gutter cleaning.

Recommendation

Contact a handyman or DIY project



6.4.2 Roof Drainage Systems

Attention Required

PARTIAL GUTTERS NOTED

Recommend adding full gutters for improved drainage.

Recommendation

Contact a qualified professional.

6.4.3 Roof Drainage Systems

Attention Required

SPLASH BLOCKS RECOMMENDED

We recommend adding splash blocks for improved drainage.

Recommendation

Contact a qualified handyman.

6.4.4 Roof Drainage Systems

Attention Required

ROUT DOWNSPOUTS AWAY

We recommend routing the downspouts away in one or more areas for improved drainage.

Recommendation

Contact a qualified handyman.



6.4.5 Roof Drainage Systems

Attention Required

DOWNSPOUT DISCONNECTED FROM GROUND DRAIN

One more downspout was misaligned or disconnected from sub surface drain. Correction is recommended.

Recommendation

Contact a qualified professional.



7: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	F
7.1	Access	X			
7.2	Structure, Framing & Sheathing				X
7.3	Insulation, Ventilation, and Exhaust				X
7.4	Moisture Intrusion				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Access: Access Location(s)
Bedroom closet



Access: How Viewed
Viewed From Hatches

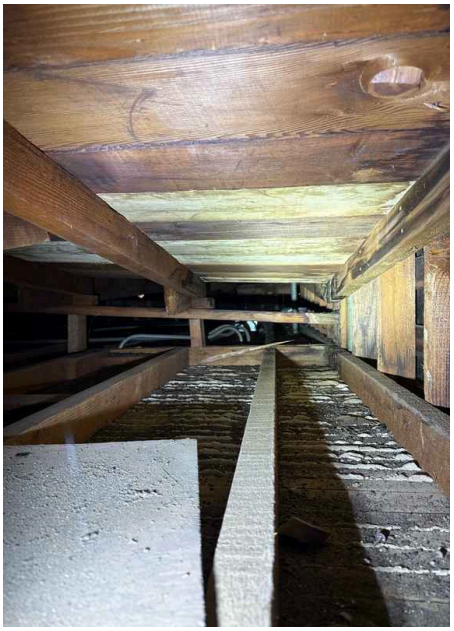
Structure, Framing & Sheathing: Types
Conventional Framing

Insulation, Ventilation, and Exhaust: Insulation Type
None Visible

Insulation, Ventilation, and Exhaust: Approx. Insulation Depth
N/A

Insulation, Ventilation, and Exhaust: Ventilation Type
Soffit / Eave vents

Access: Attic Views





Limitations

Access

ATTIC LIMITATIONS

Areas that could not be traversed or viewed clearly due to lack of access, areas covered with insulation or obscured by limited height, areas or components obscured by stored items are beyond the scope of this inspection. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. The inspector is not an engineer and does not determine the adequacy of roof structure components such as rafters, trusses or ceiling beams, or their spacing / sizing.

Insulation, Ventilation, and Exhaust

INSULATION/VENTILATION LIMITATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. Only the visible areas of insulation and ventilation were inspected. Wall insulation type and value could not be verified. 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).

Findings

7.2.1 Structure, Framing & Sheathing

Attention Required

TERMITE DAMAGE

Damaged, soft and or deteriorated wood was noted in one or more areas which appeared to be from termite activity. Further evaluation is recommended by a qualified and licensed pest control specialist.

Recommendation

Contact a qualified pest control specialist.



7.3.1 Insulation, Ventilation, and Exhaust

Attention Required

NO ATTIC INSULATION VISIBLE

No insulation was visible in one or more attic areas. Advise consulting a licensed specialist to determine corrections needed to improve thermal efficiency.

Recommendation

Contact a qualified professional.

7.3.2 Insulation, Ventilation, and Exhaust

Attention Required

VENT SCREEN MISSING/DAMAGED OR IMPROPER SIZE

The vent screens were damaged, missing or improperly sized based on today's standards. Correction is recommended to prevent bird, insect and or rodent intrusion.

Recommendation

Contact a qualified professional.



7.4.1 Moisture Intrusion

Attention Required

STAIN(S) - OLD HOUSE

Due to the age of the house and it having undergone roof surface change, stains were observed in the attic. It is not possible to determine which, if any, may be active roofing leaks. The consultation with a roofing contractor may be desired to verify that the roof is not actively leaking. It is beyond the scope of a visual inspection to determine if each individual area is watertight.



Recommendation

Contact a qualified roofing professional.

8: PLUMBING

		IN	NI	NP	F
8.1	Excluded Items		X		
8.2	Service				X
8.3	Supply Lines / Hose Bibs				X
8.4	Drain, Waste, & Vent Systems				X
8.5	Water Heater(s)				X
8.6	Sinks / Fixtures			X	X
8.7	Bathtubs / Showers				X
8.8	Toilets	X			
8.9	Laundry				X
8.10	Exhaust Fans / Ventilation				X
8.11	Fuel Systems				X
8.12	Irrigation		X		X
8.13	Water Softener / Conditioner(s)		X		

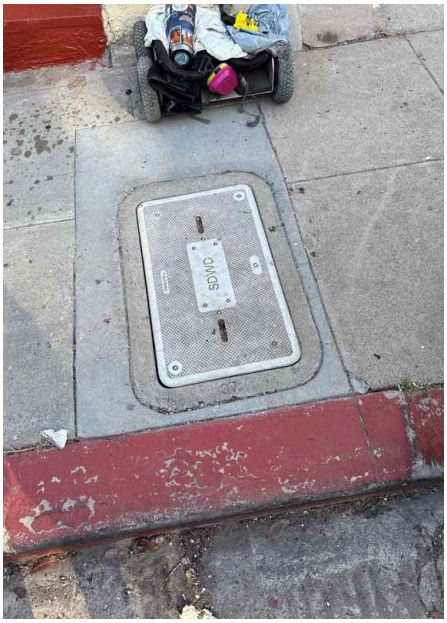
IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: Water meter location
By street

Service: Water Service Type
Public

Service: Water Service Material
Copper, Unknown / Not Visible



Service: Water Shut-Off Location
Front

Service: Pressure Regulator Present
No

Service: Sewer Type
Public

Supply Lines / Hose Bibs: Materials
Copper, Not Fully Visible

Drain, Waste, & Vent Systems: Waste and Vent Materials
ABS, Unknown / Not Visible

Water Heater(s): Estimated Mfg. Year
2026

Water Heater(s): Energy Source / Type
Tankless

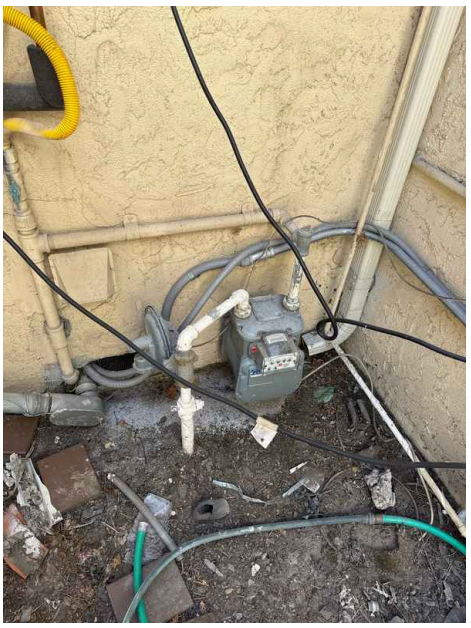
Water Heater(s): Capacity
Tankless

Water Heater(s): Location
Exterior

Laundry: Information
120 Volts, Gas

Exhaust Fans / Ventilation: Type
Window, Exhaust fan

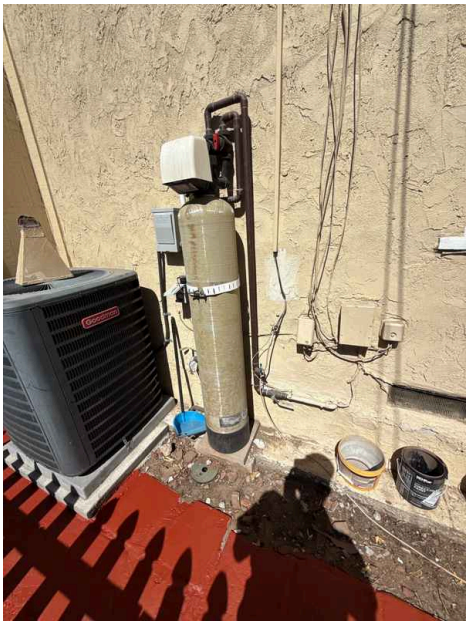
Fuel Systems: Equipment Photo



Fuel Systems: Fuel Service Type
Natural Gas

Fuel Systems: Main Gas Shut-off Location
Gas Meter

Water Softener / Conditioner(s): System Beyond Scope
This system is beyond the scope of a home inspection.

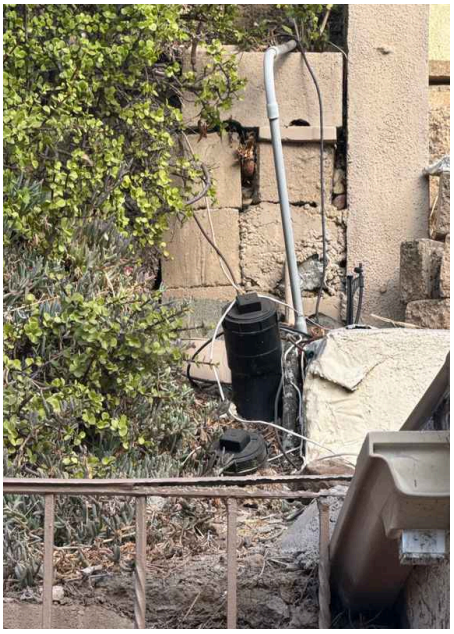


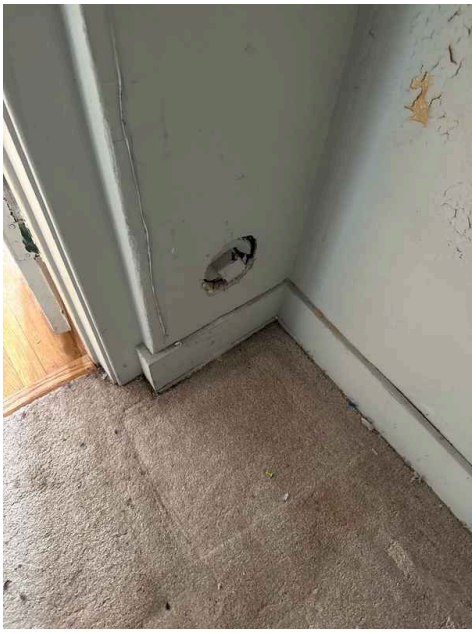
Service: Water Pressure
70-80 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.

Drain, Waste, & Vent Systems: Clean-out Location(s)

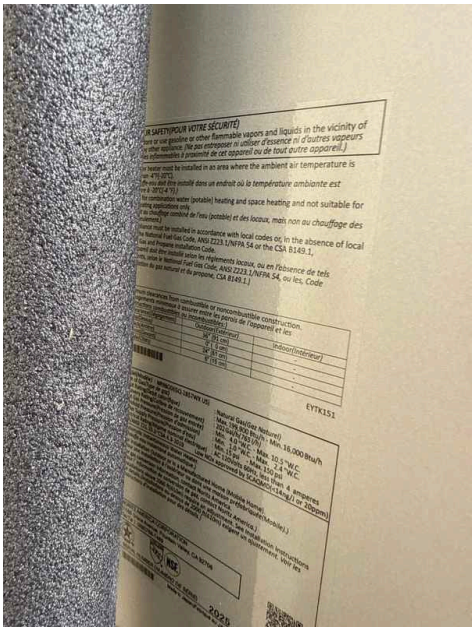
Exterior, Interior closet





Water Heater(s): Equipment Photo





Fuel Systems: Fuel Supply Piping Type

Steel, Unknown

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

The following items are not included in this inspection: irrigation systems; private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices; heated towel racks, saunas, steam generators, clothes washers, or clothes dryers. Any comments made regarding these items are mentioned as a courtesy only.

Note: The inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated.

The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Wall coverings, rugs, and contents in drawers and cabinets were not moved and may have prevented a complete inspection.

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

Excluded Items

FIXTURE FLOW / CAPACITY NOT INSPECTED

The fixture(s) flow or capacity (determining if items are low flow based on today's standards or the real estate industry's definition of low flow) is beyond the scope of this inspection as per the industry standards.

Water Heater(s)

WATER HEATER LIMITATIONS

It's recommended that SDG&E be contacted to perform their complimentary safety check on all gas-fired appliances before the contingency period closes. This inspection does not evaluate or determine the adequacy or completeness of the following: water recirculation pumps, solar water heating systems, Energy Smart or energy-saving control features, and catch pan drain lines. Any references to these items in this report are offered only as a courtesy.

Additionally, no estimate is provided regarding the remaining service life of water heaters, and this inspection does not assess whether a water heater is properly sized for the home. Evaluations requiring a pilot light to be lit or a shut-off valve to be operated are not performed.

Bathtubs / Showers

BATHTUB/SHOWER LIMITATIONS

Tub overflow drains are beyond the scope of this inspection, as set forth by the Standards of Practice. Determining if shower pans and shower enclosures are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection. The inspection may be limited due to personal belongings.

Laundry

LAUNDRY LIMITATIONS

The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. **Note:** Laundry appliances are beyond the scope of this inspection, as set forth by the Standards of Practice.

Fuel Systems

GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines 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 plumber contractor before the end of your contingency period to determine if any latent defects exist.

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Findings

8.2.1 Service

Attention Required

NO PRESSURE REGULATOR

Although the water pressure was adequate at the time of inspection, a pressure regulator was not present. We recommend having a pressure regulator installed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

8.3.1 Supply Lines / Hose Bibs

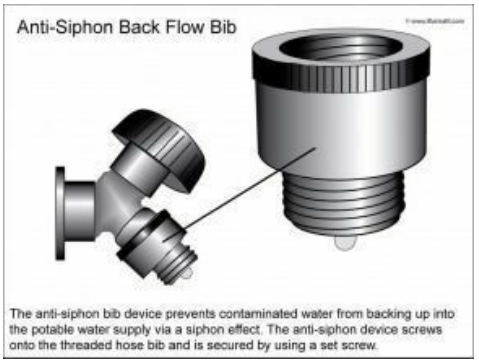
Observation

HOSE BIB MISSING BACKFLOW PREVENTER

Backflow prevention devices were missing at one or more hose bibs. These devices reduce the likelihood of gray water entering the potable water supply. We recommend installing these devices where necessary.

Recommendation

Contact a handyman or DIY project



8.3.2 Supply Lines / Hose Bibs

Attention Required

CORROSION PIPES / FITTINGS

Corrosion was noted at one more water supply lines or fittings. Corrosion can be indicative of past/future leaks. We recommend monitoring these areas and making corrections/replacements as needed.

Recommendation

Contact a qualified plumbing contractor.

8.3.3 Supply Lines / Hose Bibs

Attention Required

HOSE BIB NOT OPERATIONAL

UPPER DECK

One or more hose bibs (outside faucets) did not appear to have water flow when operated. This could be due to a shut off valve being turned off, or the hose bib supply has been abandoned. Inquire with the sellers for more information. A qualified plumber is recommended for further evaluation and/or repairs.

Recommendation

Contact a qualified plumbing contractor.



8.3.4 Supply Lines / Hose Bibs

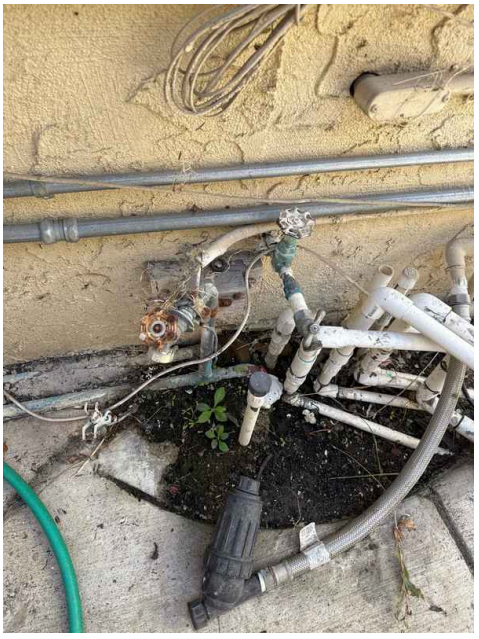
Attention Required

GATE VALVE(S) NOTED

Gate valves were noted in one or more areas and they are prone to failure. Replacement is recommended.

Recommendation

Contact a qualified professional.



8.3.5 Supply Lines / Hose Bibs

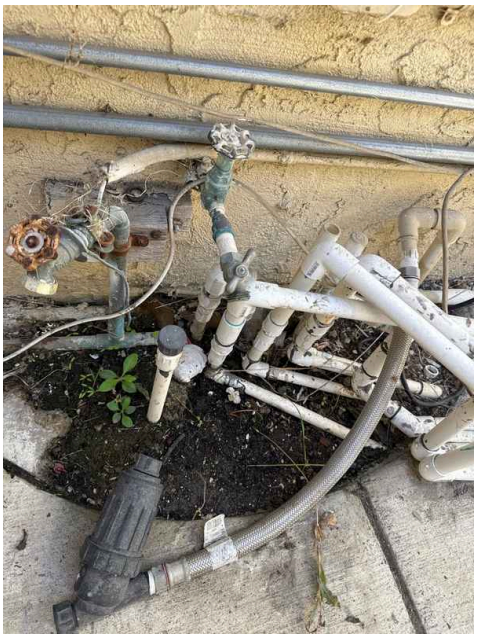
Attention Required

HOSE BIB DRIPS

One or more hose bib drips when off. Recommend repair by a licensed plumber.

Recommendation

Contact a qualified professional.



8.4.1 Drain, Waste, & Vent Systems

Observation

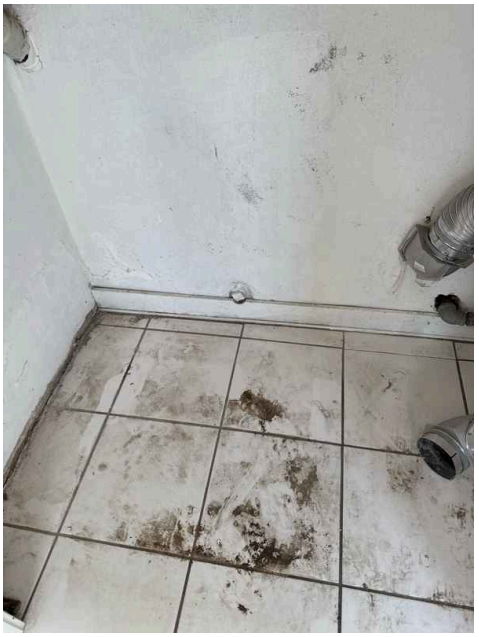
CLEAN OUT COVER(S) NOT PROPERLY ACCESSIBLE

LAUNDRY ROOM

Clean out cover(s) have been sealed shut and or were not properly accessible. Clean outs are access areas to run snakes in the lines for cleaning or cameras in the lines for inspection. Correction is recommended.

Recommendation

Contact a handyman or DIY project



8.5.1 Water Heater(s)

Attention Required

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These have been required in certain areas for new installs or replacement since 2012. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

8.6.1 Sinks / Fixtures

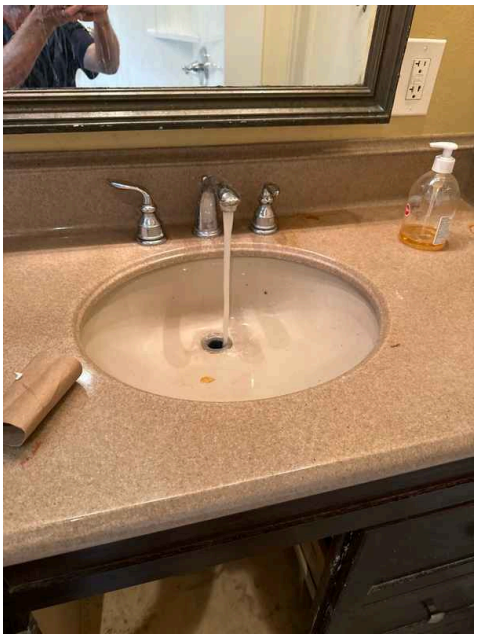
Observation

DRAIN STOPPER ISSUE

One or more sink drain stops were inoperable, missing, difficult to operate and/or ineffective. Corrections are recommended.

Recommendation

Contact a qualified plumbing contractor.



8.6.2 Sinks / Fixtures

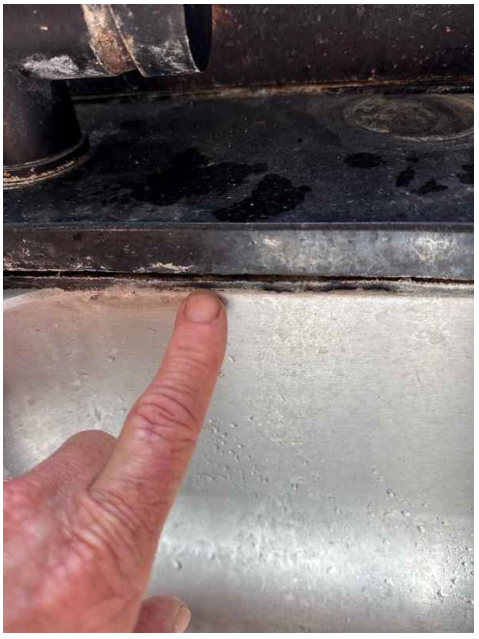
Attention Required

GAPS NOTED AT SINK

Gaps were noted which need to be sealed around one or more sinks. Correction is recommended to keep the assembly water tight.

Recommendation

Contact a handyman or DIY project



8.6.3 Sinks / Fixtures

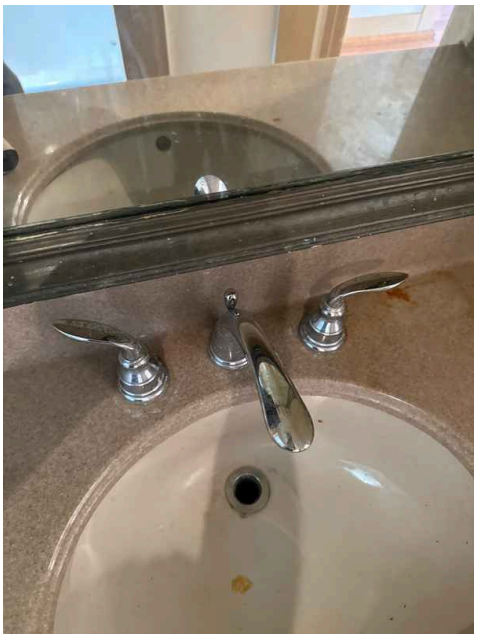
Attention Required

HANDLE ORIENTATION

The sink handle orientation was improper at one or more areas. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



8.6.4 Sinks / Fixtures

DRAIN LEAK

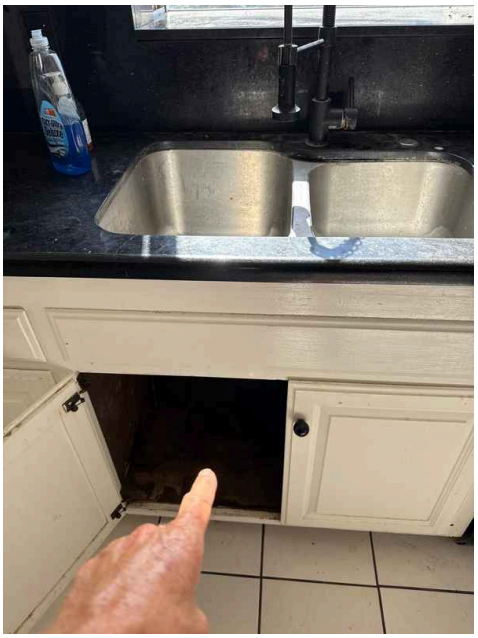
Safety Item/Defective

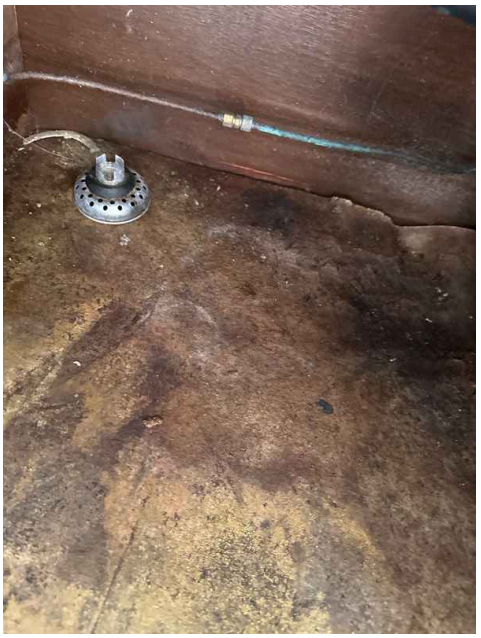
KITCHEN

Active leaks were found at the sink drains in one or more locations. Hidden damage or mold may be present. We recommend further evaluation by a licensed restoration contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection. Recommend correcting and advise repair by licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.





8.6.5 Sinks / Fixtures

CRACKED SINK

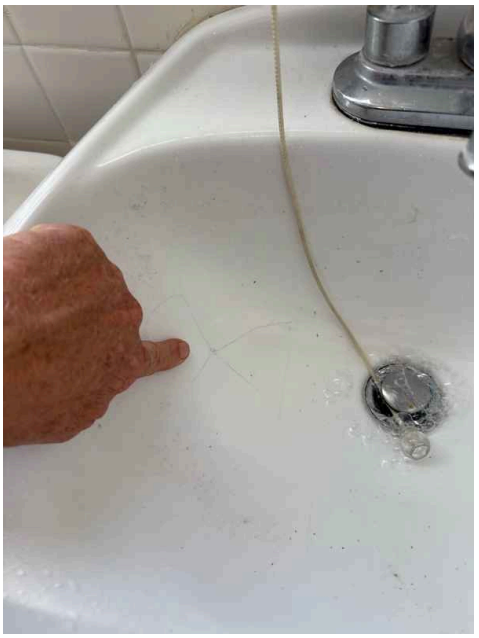
Attention Required

UPPER

Cracking noted at one or more sink. Recommend further evaluation by a licensed plumber and repair/replace as needed.

Recommendation

Contact a qualified professional.



8.6.6 Sinks / Fixtures

Attention Required

WATER VALVE OFF

UPPER

Sink water valve appeared to be in the off position. Inspectors do not turn valves to avoid leaking. Further evaluation is recommended by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.



8.7.1 Bathtubs / Showers

Safety Item/Defective

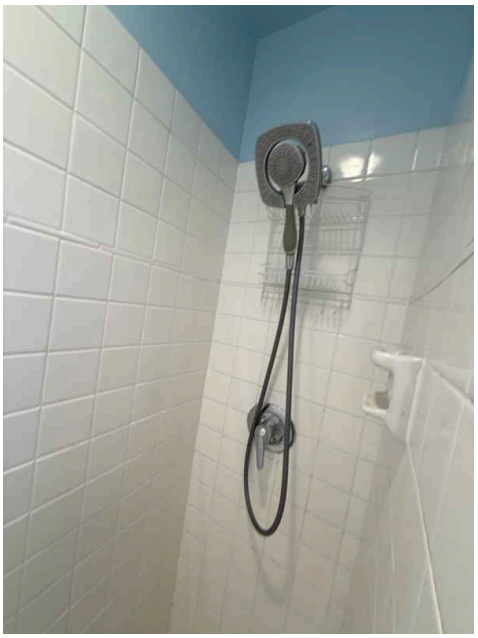
NO WATER

UPPER HALL

No water was noted at one or more fixtures. Further evaluation is needed.

Recommendation

Contact a qualified plumbing contractor.



8.9.1 Laundry

Attention Required

EXTERIOR DRYER VENT ASSEMBLY UPGRADE RECOMMENDED

Exterior clothes dryer vent housing assembly is not up to today's standards. Recommend to repair or replace for improved safety.

Recommendation

Contact a qualified handyman.

8.9.2 Laundry

Observation

CATCH PAN WITH DRAIN TO EXTERIOR RECOMMENDED

Recommend adding a catch pan with a drain to the exterior.

Recommendation

Contact a qualified professional.

8.9.3 Laundry

Attention Required

ASSEMBLY LOOSE AT WALL

A proper assembly was loose at the exterior wall. Correction is recommended.

Recommendation

Contact a qualified professional.

8.9.4 Laundry

Attention Required

SMALL ANIMAL FLAP MISSING / STUCK OPEN

The small animal flap was missing and or stuck open. Correction is recommended.

Recommendation

Contact a qualified professional.

8.9.5 Laundry

VENT NEEDS CLEANING

Attention Required

The dryer vent needs cleaning. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.

8.10.1 Exhaust Fans / Ventilation

POWER FAN NEAR END OF LIFESPAN

Attention Required

One or more fans are nearing the end of their useful lives. Recommend budgeting for replacement.

Recommendation

Contact a qualified appliance repair professional.

8.11.1 Fuel Systems

GAS UNION IN CONFINED SPACE

Attention Required

A gas union was noted in a confined space. It is unknown if this was acceptable when the structure was built but today these are not allowed in confined spaces. Correction is recommended for improved safety.

Recommendation

Contact a qualified plumbing contractor.



8.11.2 Fuel Systems

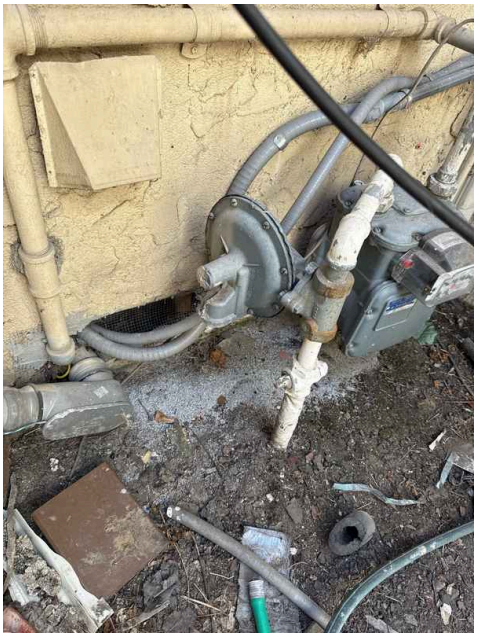
METER NEAR BUILDING OPENING

Safety Item/Defective

A gas meter was noted unusually close to a building opening. Inquire with the particular city building department and or local gas company to see if this is permitted.

Recommendation

Contact a qualified professional.



8.11.3 Fuel Systems

Observation

EARTHQUAKE VALVE RECOMMENDED

An earthquake emergency shut off valve is recommended.

Recommendation

Contact a qualified plumbing contractor.

8.12.1 Irrigation

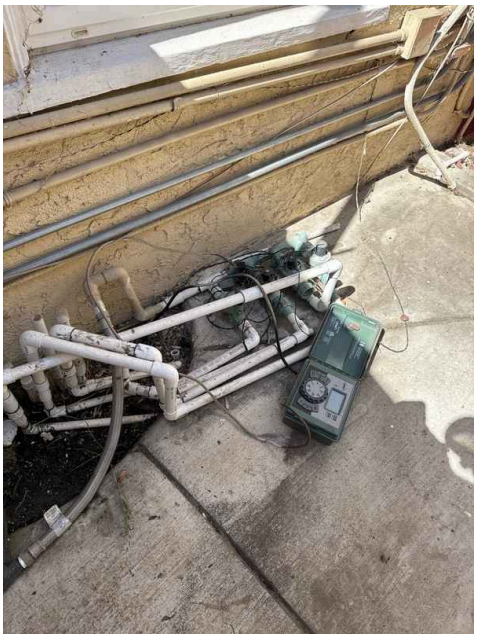
Attention Required

SPRINKLER HEADS / RISERS DAMAGED

One or more sprinkler heads and/or risers were damaged or leaking. Recommend repair.

Recommendation

Contact a qualified lawn care professional.



8.12.2 Irrigation

Attention Required

CAPPED SPRINKLER HEADS NOTED

One or more capped sprinkler heads were noted. Inquire with the seller for more information. Further evaluation of the irrigation may be desired.

Recommendation

Contact a qualified landscaping contractor

9: ELECTRICAL

		IN	NI	NP	F
9.1	Excluded Items		X		
9.2	Service				X
9.3	Electrical Panel(s)				X
9.4	Breakers & Panel Wiring				X
9.5	GFCI / AFCI Protection				X
9.6	Electrical Wiring				X
9.7	Outlets / Switches / Lighting / Fans				X
9.8	Smoke Detectors / CO Alarms / Door Bell				
9.9	Intercom		X		
9.10	Sound System		X		
9.11	Security System		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: Information
120-240 Voltage, Overhead

Service: Entrance Conductor Material
Unknown / Not Visible

Electrical Panel(s): Main Panel Location
Exterior

Electrical Panel(s): Panel Capacity
100 AMP

Electrical Panel(s): Main disconnect rating
100 Amp

Electrical Panel(s): Sub Panel Location(s)
Interior Closet

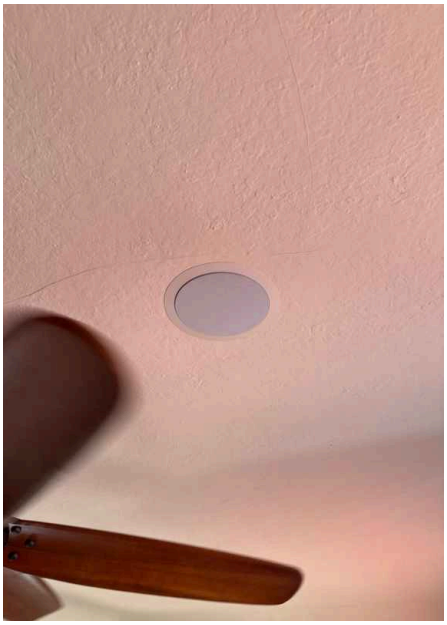
Breakers & Panel Wiring: Over Protection Devices
Breakers

GFCI / AFCI Protection: GFCI Reset Location(s)
Several Locations

Electrical Wiring : Wiring Type
Non Metallic Sheathed, Cloth covered

Sound System: Equipment Photo

The system is beyond the scope of this inspection.

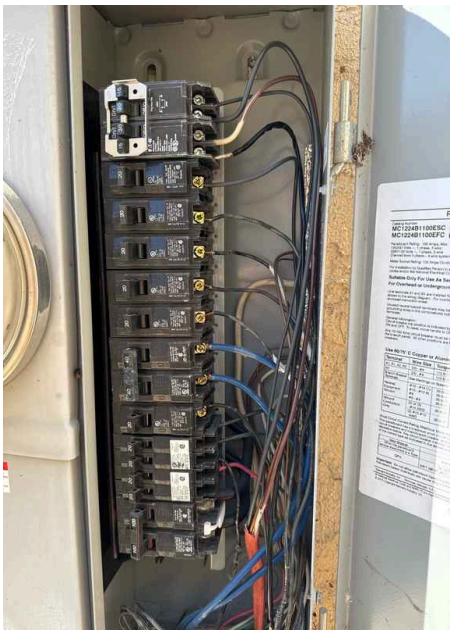


Electrical Panel(s): Panel Equipment Photographs





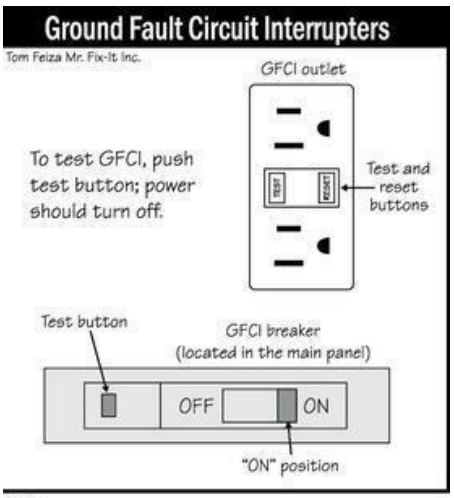




GFCI / AFCI Protection: GFCI protection present

Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

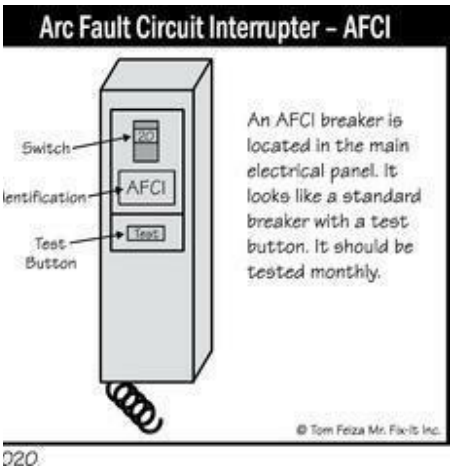


078

GFCI / AFCI Protection: AFCI protection present

No

An **Arc Fault Circuit Interrupter** (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

Smoke Detectors / CO Alarms / Door Bell: Smoke Detectors in All Required Locations

No

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.

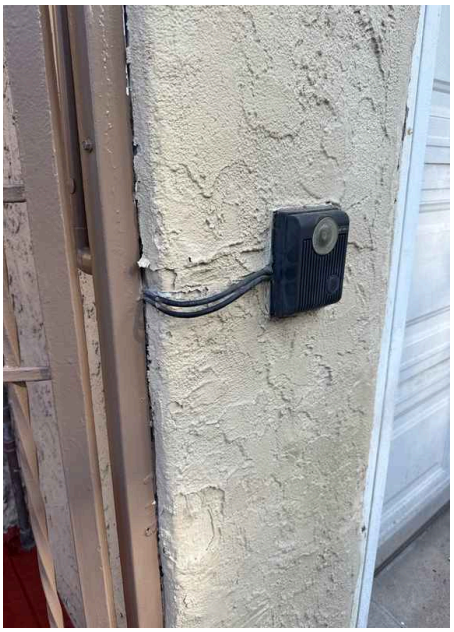
Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) in All Required Locations

No

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

Intercom: Equipment Photo

This system is beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).



Security System: Equipment Photo

The security system is beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Limitations

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

Some parts of the electrical system are excluted from this inspection: inaccessible wiring, underground utilities and system, low-voltage lighting or lighting on timers or sensors, alarm systems, generators, intercom and audio systems. Any comments made regarding these items are as a courtesy only and further evaluation may be desired.

Breakers & Panel Wiring

LABELING ACCURACY NOT VERIFIED

Inspectors do not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest verifying the labeling by manually operating the breakers.

Electrical Wiring

WIRING 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 end of your contingency period to determine if any latent defects exist.

Smoke Detectors / CO Alarms / Door Bell

DETERMINING IF DETECTORS HARDWIRED

Determining if the units are hardwired is beyond the scope of this inspections.

Findings

9.1.1 Excluded Items

Observation

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM STYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

9.2.1 Service

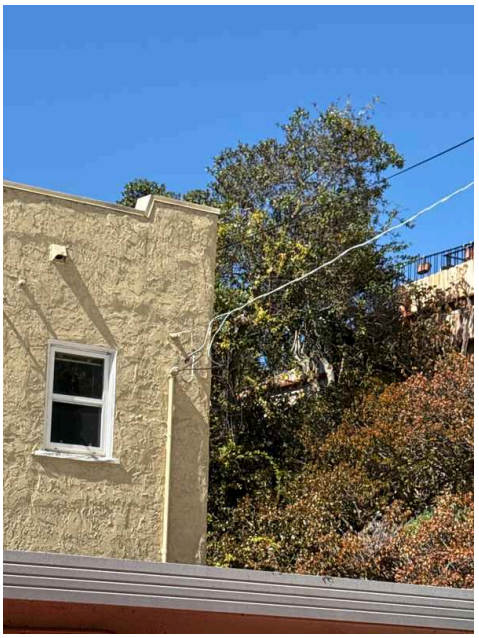
Attention Required

MAST NOT OVER/THROUGH ROOF

The service mast is not through / over the roof. Upgrades are recommended.

Recommendation

Contact a qualified professional.



9.3.1 Electrical Panel(s)

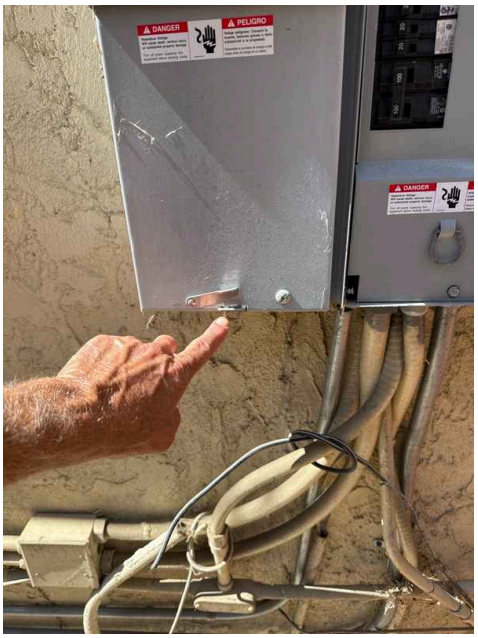
Attention Required

MISSING UTILITY COMPANY LOCK

The local utility company lock was not present. Inquire with the local utility company.

Recommendation

Contact a qualified professional.



9.3.2 Electrical Panel(s)

Attention Required

SUB PANEL IN CLOSET

Sub panel is located in a closet. This was acceptable during the time of construction. However, I recommend further evaluation by a licensed electrical contractor to determine if relocation is necessary and/or possible at this time.

Recommendation

Contact a qualified professional.

9.3.3 Electrical Panel(s)

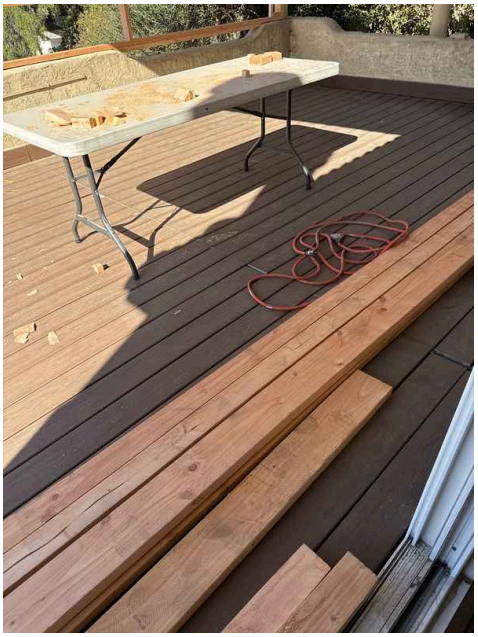
Attention Required

WORK NOT COMPLETED

Work in one or more areas was not completed. This component cannot be properly inspected.

Recommendation

Contact a qualified professional.





9.4.1 Breakers & Panel Wiring

Attention Required

BREAKERS NOT LABELED PROPERLY

One or more breakers were not labeled or not labeled specifically. Correction is recommended.

Recommendation

Contact a qualified professional.

9.4.2 Breakers & Panel Wiring

Attention Required

OPEN SLOTS

An electric panel was missing knock out covers where breakers were not installed. This is a potential safety hazard because energized equipment was exposed. A qualified electrician is recommended to install approved covers where needed.

Recommendation

Contact a qualified electrical contractor.



9.4.3 Breakers & Panel Wiring

Attention Required

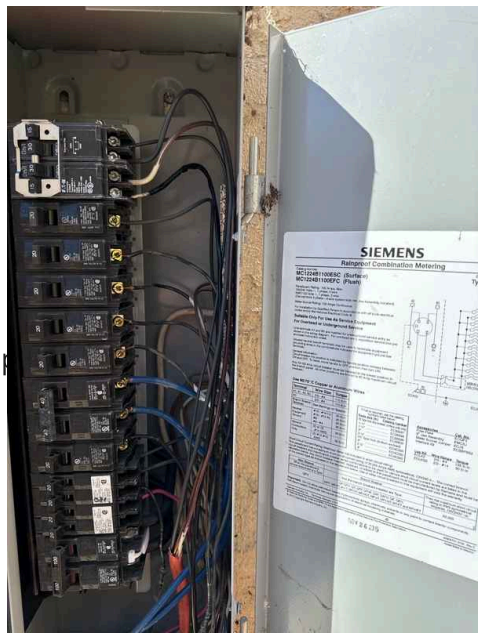
SIEMENS/MURRAY BREAKERS PRESENT

SUB

There were Siemens/Murray breakers present at the time of the inspection and some of these if built in a certain time frame (mid 2010) can be a safety hazard. Determining if the breakers are part of the recall is beyond the scope of this inspection. See https://w3.usa.siemens.com/us/internet-dms/btlv/Residential/Residential/docs_Circuit%20Breakers/SIE_Recall_PO.p for more information. A qualified and licensed contractor is recommended to evaluate and estimate repairs.

Recommendation

Contact a qualified professional.



9.5.1 GFCI / AFCI Protection

Attention Required

MISSING GFCI PROTECTION

GARAGE

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.

9.5.2 GFCI / AFCI Protection

Attention Required

TRIPPED UPON ARRIVAL - OUTLET WAS RESET

JETTED TUB

One or more GFCI outlets were tripped upon arrival. This outlet likely services the other bathrooms, garage and exterior outlets. Recommend further evaluation by a licensed electrician and correct as needed.

Recommendation

Contact a qualified electrical contractor.



9.5.3 GFCI / AFCI Protection

Attention Required

NOT ALL GFCI IN KITCHEN

Non GFCI protected outlets were noted in one or more areas of the counter tops, under the sink (newer code), island and or peninsula. This is possible safety concern and might not have been required which the structure was built. Recommend further evaluation by a licensed electrical contractor before the end of your contingency period to determine repairs or upgrades possible at this time.

Recommendation

Contact a qualified professional.

9.6.1 Electrical Wiring

CLOTH COVERED

Attention Required

Cloth covered wiring was found at one or more locations. This wiring jacket on this type of wiring becomes brittle with time and when disturbed, can literally break apart by bending or pulling. The rubber sheathing can become brittle, crack, or fall off, which can cause arcing. Cloth jacketed wiring may also be an indication of knob and tube wiring concealed elsewhere as it was used during this time period as well. Recommend a qualified electrician evaluate all cloth covered wiring and repair.

Recommendation

Contact a qualified electrical contractor.

9.6.2 Electrical Wiring

EXPOSED WIRING NOT IN CONDUIT

Attention Required

TOP OF GARAGE

Exposed wiring was noted at one or more wall or ceiling surfaces that could easily be damaged. This is a safety concern if used below 7 feet. Exposed wire is normally installed in conduit for protection. A qualified electrician is recommended to install conduit as needed.

Recommendation

Contact a qualified electrical contractor.





9.6.3 Electrical Wiring

IMPROPER / LOOSE WIRE SUPPORT

Attention Required

Unconventional support was noted in one or more areas. Upgrades are recommended.

Recommendation

Contact a qualified professional.




9.7.1 Outlets / Switches / Lighting / Fans

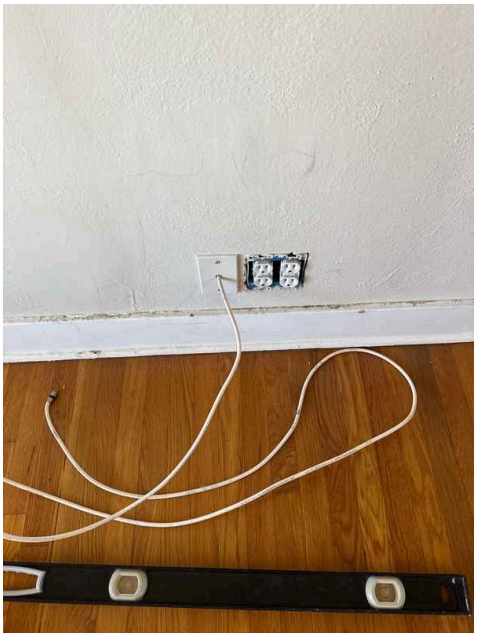
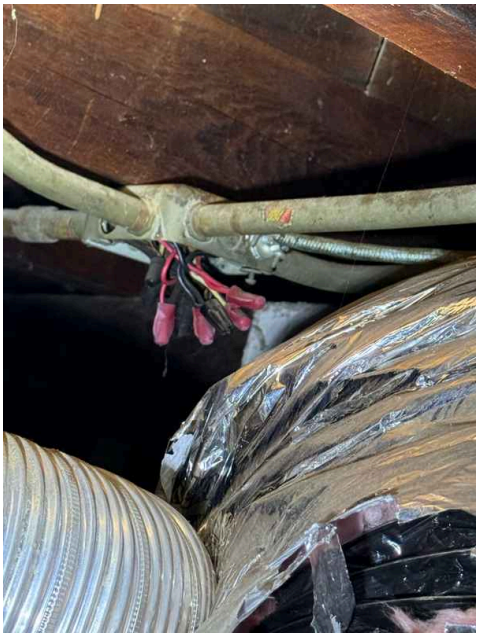
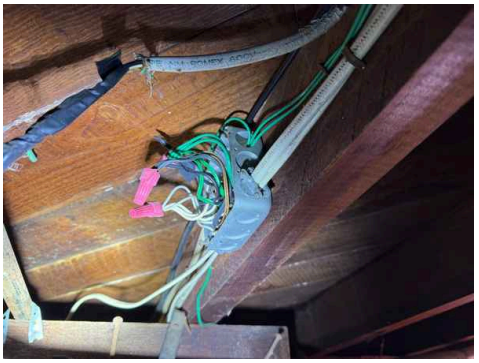
COVER PLATE(S) MISSING, LOOSE OR DAMAGED

Attention Required

Cover plate(s) were missing, loose and/or damaged in one or more areas. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. We recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a qualified electrical contractor.

9.7.2 Outlets / Switches / Lighting / Fans

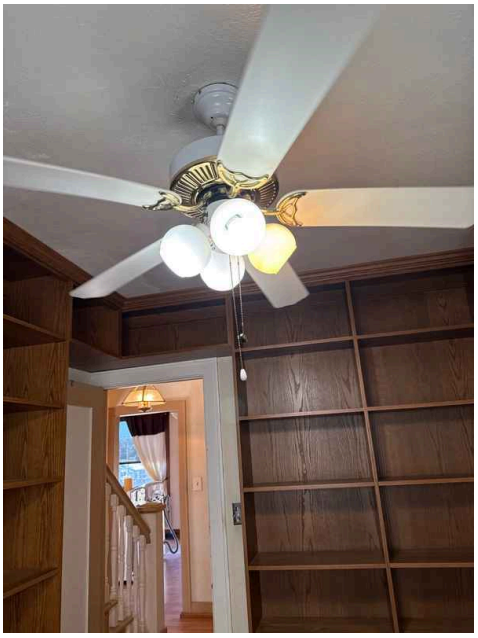
WOBBLY CEILING FAN(S) NOTED

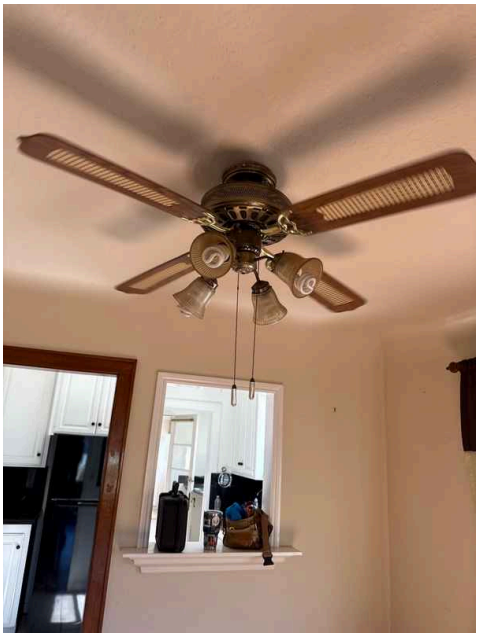
Attention Required

Wobbly ceiling fans were noted in one or more areas. Correction is recommended.

Recommendation

Contact a handyman or DIY project





9.7.3 Outlets / Switches / Lighting / Fans

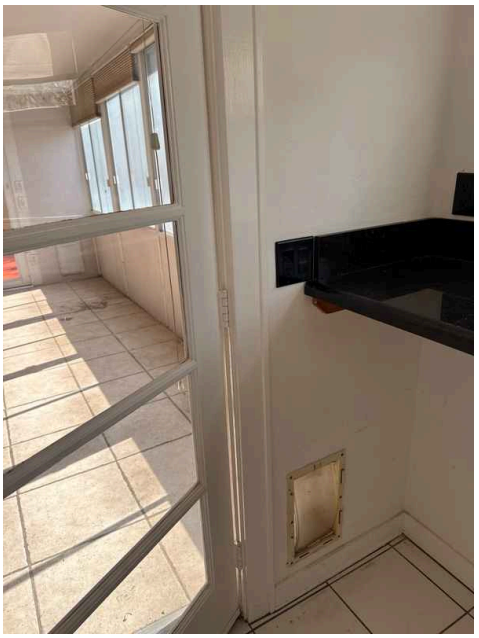
Attention Required

OPEN GROUNDED OUTLET(S)

Non grounded three prong outlets were present in one or more areas. Recommend repair by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



9.7.4 Outlets / Switches / Lighting / Fans

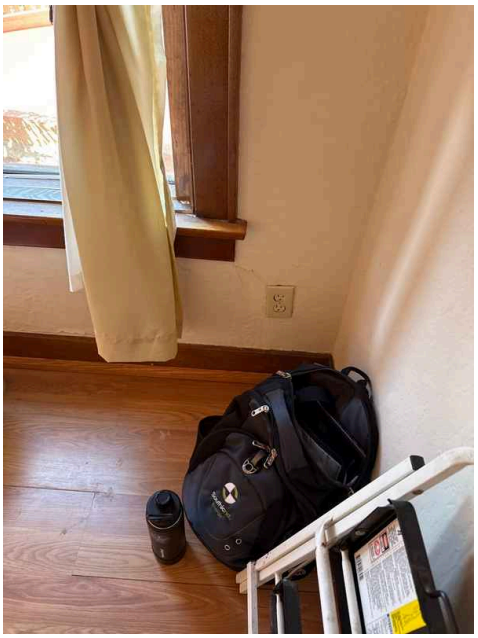
Attention Required

REVERSE POLARITY

An outlet was reading hot/neutral reversed when tested with an outlet tester at one or more areas. This is a potential safety hazard. A qualified electrician is recommended to repair outlets where needed.

Recommendation

Contact a qualified electrical contractor.



9.7.5 Outlets / Switches / Lighting / Fans

Attention Required

SCORCHED / HEAT DAMAGED OUTLET(S)

Signs of scorching and/or overheating was noted at one or more outlets. This is a potential safety hazard. A qualified electrician is recommended to further evaluate and replace outlets as needed.

Recommendation

Contact a qualified electrical contractor.

9.7.6 Outlets / Switches / Lighting / Fans

Attention Required

2-SLOT RECEPTACLES

Ungrounded 2 prong outlets were noted on the property at one or more areas. These outlets are missing an equipment ground. This is a potential safety hazard. Many electrical devices require an electric ground and cannot be plugged into 2 prong outlets. A qualfied electrician is recommended to further evaluate and discuss upgrading the 2 prong outlets to GFCI outlets or adding 3-wire grounded circuits as needed.

Recommendation

Contact a qualified electrical contractor.

9.7.7 Outlets / Switches / Lighting / Fans

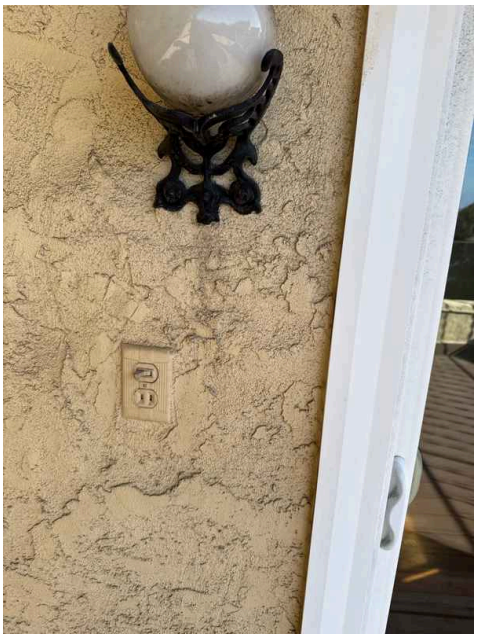
Attention Required

IMPROPER OUTLET OR SWITCH FOR EXTERIOR

Improper switch / outlet noted for exterior application. This a hazard and correction is recommended.

Recommendation

Contact a qualified professional.



9.7.8 Outlets / Switches / Lighting / Fans

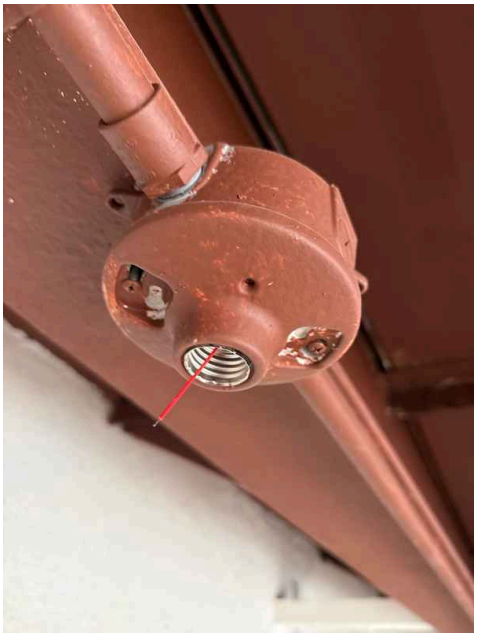
Attention Required

BULB IN FIXTURE DAMAGED

A bulb was broken in the fixture at one or more areas. Recommend that a qualified electrician repair or replace light fixture as necessary.

Recommendation

Contact a qualified electrical contractor.



9.7.9 Outlets / Switches / Lighting / Fans

Attention Required

UNKNOWN SWITCH(ES)

Unable to determine function of one or more switches. Recommend inquiring with the seller or further evaluation by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

9.7.10 Outlets / Switches / Lighting / Fans

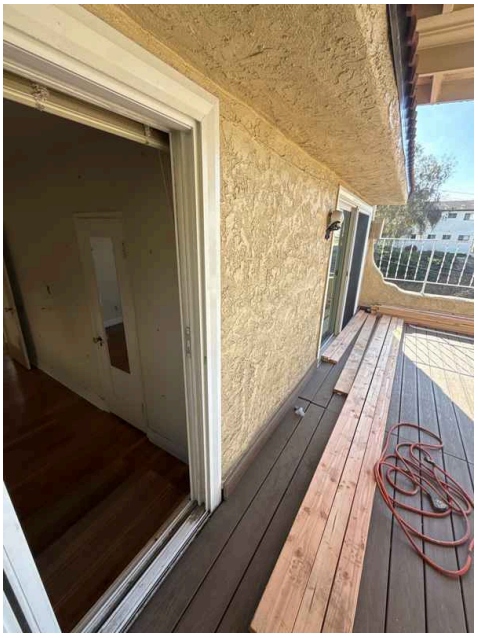
Safety Item/Defective

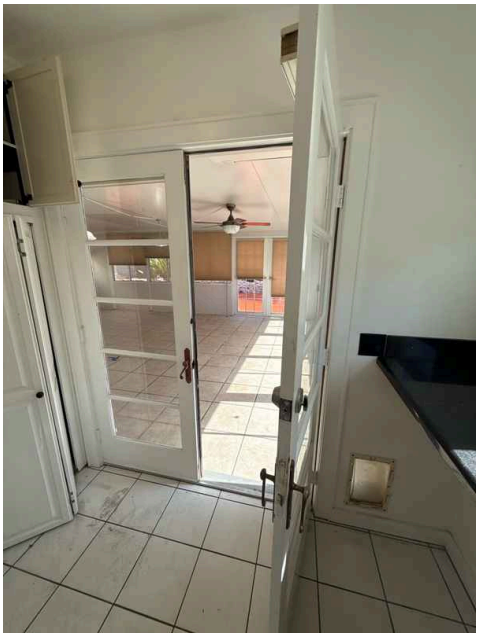
NO 3 WAY LIGHT SWITCH

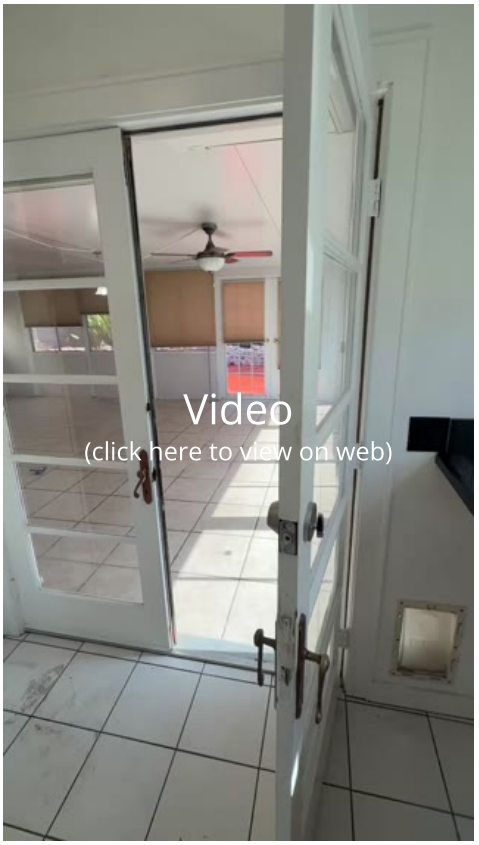
The light fixture in one or more areas can be entered from two locations was controlled by a single switch at one end. This is a safety hazard due to inadequate lighting. The light should be controlled by 3-way switches at each end of the hallway / room so it can be easily operated at both ends. Recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.







9.7.11 Outlets / Switches / Lighting / Fans

Attention Required

EXPOSED BULB(S)

An exposed bulb was noted at one or more light fixtures and corrections are recommended for improved safety.

Recommendation

Contact a qualified professional.



9.7.12 Outlets / Switches / Lighting / Fans

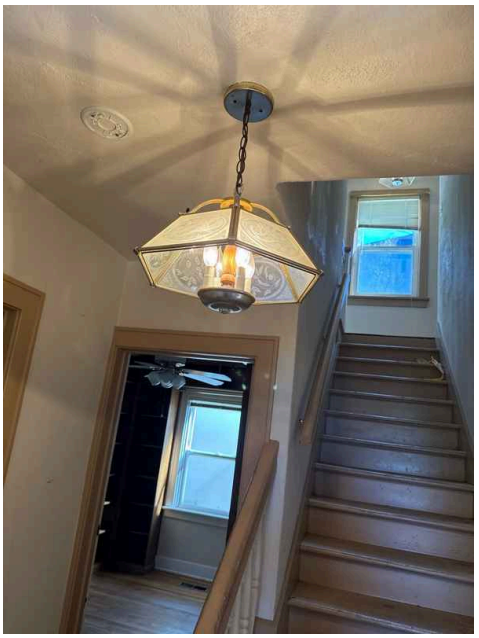
Attention Required

CHANDELIER UNUSUALLY CLOSE TO STAIRS

One or more light fixtures were unusually close to the stairs. Upgrades are highly recommended for improved safety.

Recommendation

Contact a qualified handyman.



9.7.13 Outlets / Switches / Lighting / Fans

Observation

SENSOR LIGHTS

Sensor lights are not tested. Recommend having seller demonstrate proper function of sensor lights and/or have further evaluated by a licensed electrician to determine if any corrections are needed at this time.

Recommendation

Contact a qualified professional.

9.7.14 Outlets / Switches / Lighting / Fans

Attention Required

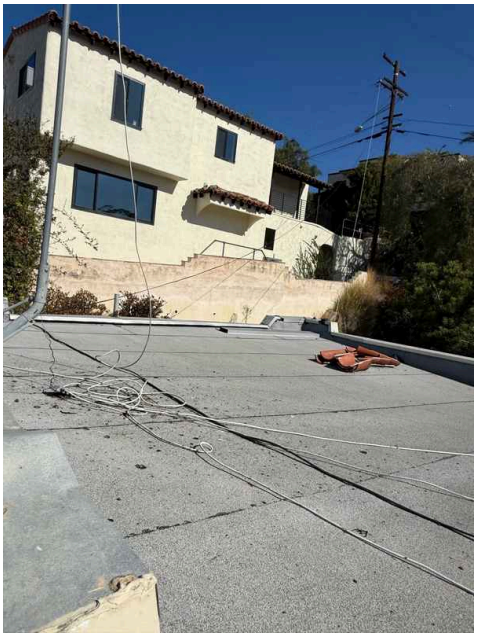
DAMAGED OR LOOSE LOW VOLTAGE WIRING

EXTERIOR AND ROOF

Damaged in or loose low-voltage wiring was noted in one more areas. Corrections recommended.

Recommendation

Contact a qualified professional.



9.8.1 Smoke Detectors / CO Alarms / Door Bell

Safety Item/Defective

SMOKE DETECTOR(S) MISSING

SEVERAL AREAS

Smoke alarms were missing and/or not installed in one or more recommended locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in each hallway leading to bedrooms, in each bedroom, and on each floor). We recommend installing photoelectric-type smoke detectors / alarms.

Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety. Click here for more information.

Recommendation

Contact a handyman or DIY project



9.8.2 Smoke Detectors / CO Alarms / Door Bell

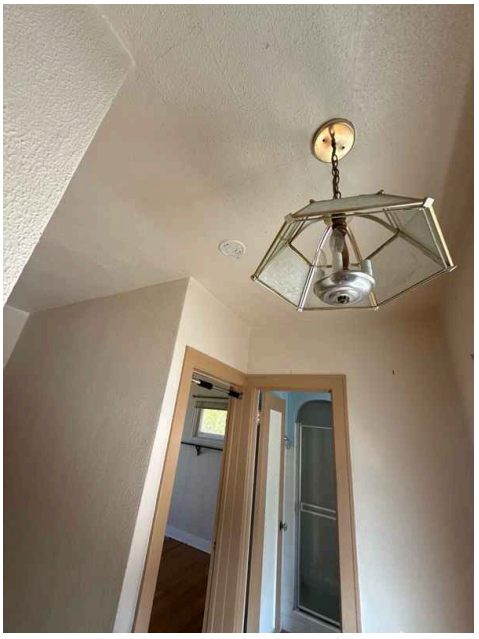
Safety Item/Defective

CARBON MONOXIDE ALARM(S) MISSING

Permanently-installed carbon monoxide alarms were missing in one or more areas. This is a potential safety hazard. We recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each level of the structure and in accordance with the manufacturer's recommendations.

Recommendation

Contact a handyman or DIY project



10: HVAC

		IN	NI	NP	F
10.1	General				X
10.2	Heating (Forced Air)	X			
10.3	Air Conditioning	X			
10.4	Ducts and Registers				X
10.5	Filter(s) & Thermostat(s)				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Heating (Forced Air): Location
Crawl space, California room

Heating (Forced Air): Estimated Year Mfg.
2017

Heating (Forced Air): Appears Functional
The heating system appears to be in working order.

Air Conditioning: Estimated Year Mfg.
2017, 2017

Air Conditioning: Location
Exterior

Air Conditioning: System Type
Split system, Ductless / Mini split

Heating (Forced Air): Equipment Photos



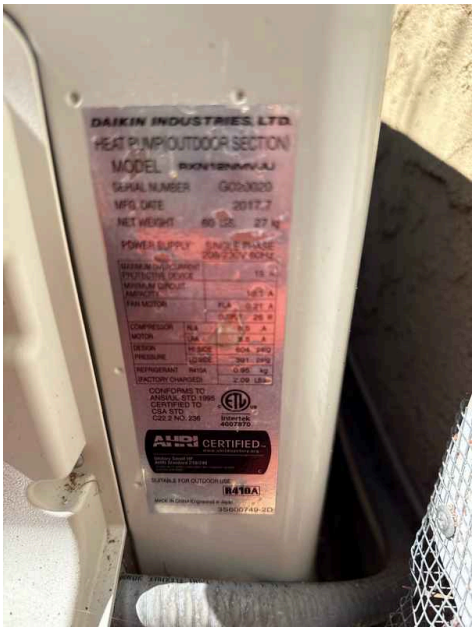


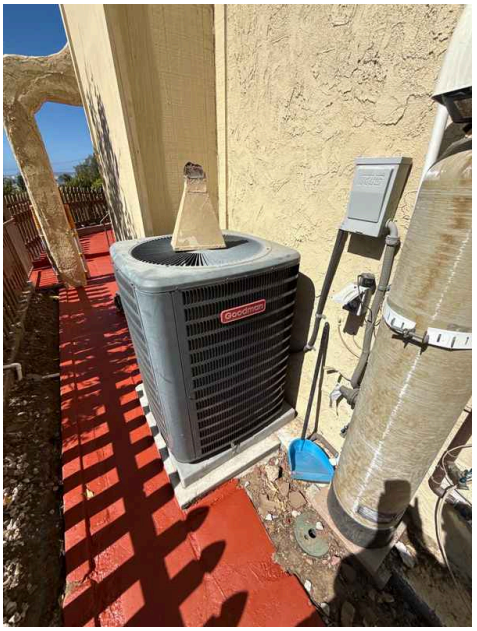
Heating (Forced Air): Energy source
Natural gas, Electric

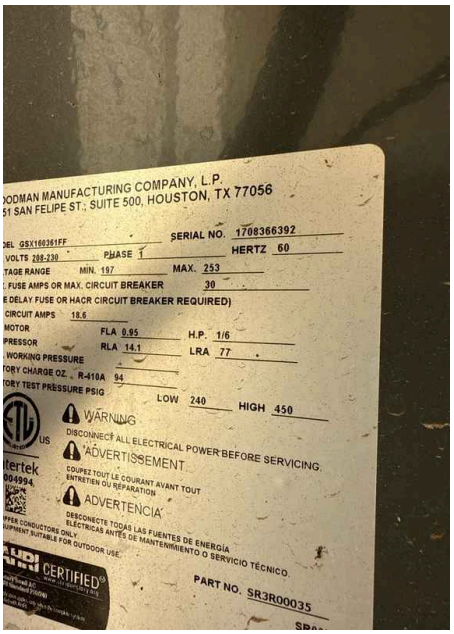
The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Air Conditioning: Equipment Photos









Filter(s) & Thermostat(s): Thermostat and Air Filter(s) Disclaimer

Thermostats are not checked for calibration or timed functions. Only the basic functions are tested. The adequacy of the air filer and or air filter size is beyond the scope of this inspection.

Limitations

General

HVAC LIMITATIONS

This inspection excludes estimate the remaining life of heating or cooling components, determine system suitability, or test certain aspects of the system or guarantee the integrity of furnace heat exchangers or the absence of clogs or leaks in condensation pans and drain lines. In buildings with furnishings, the presence of a heat source may not be verified in all "live-able" rooms. Testing air conditioners in colder seasons might provide inaccurate results due to system pressures.

Heating (Forced Air)

GAS APPLIANCES - SAFETY INSPECTION RECOMMENDED

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Ducts and Registers

HVAC DUCTING 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

10.1.1 General

Attention Required

NOT FULLY INSPECTED - CRAWL SPACE ACCESS

The unit and it's ductwork could not be fully inspected due to it access in the crawlspace being restricted

10.2.1 Heating (Forced Air)

Observation

THERMAL IMAGE(S) DURING OPERATION

Infrared picture(s) of unit(s) on. Unit(s) appeared operational at the time of the inspection.

Recommendation

Contact a qualified professional.



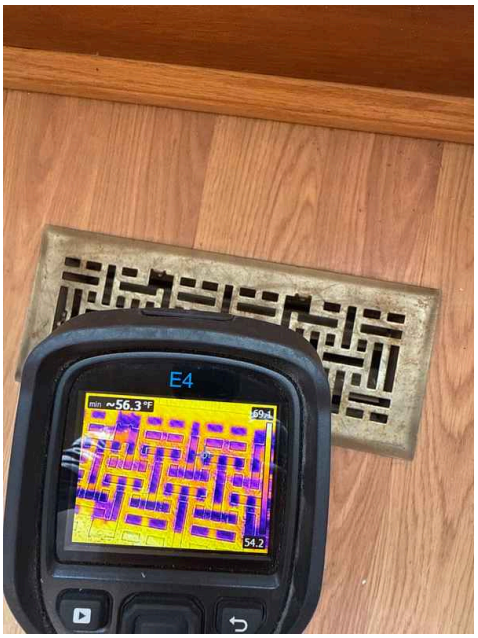


10.3.1 Air Conditioning

Observation

THERMAL IMAGE(S) DURING OPERATION

Infrared picture(s) of unit(s) on. Unit(s) appeared operational at the time of the inspection.





10.3.2 Air Conditioning

Attention Required

NEAR WINDOW

One or more units were installed unusually close to a window which could be loud and alterations may be desired.

Recommendation

Contact a qualified professional.

10.4.1 Ducts and Registers

Attention Required

WHITE MATERIAL - POSSIBLE ASBESTOS

A white material was noted in one or more areas which could contain asbestos. Removal is recommended for added safety.

Recommendation

Contact a qualified environmental contractor



10.4.2 Ducts and Registers

Attention Required

DIRT / SOIL CONTACT

One or more ducts were in contact with the dirt in the crawl space (improper support). Correction is recommended.

Recommendation

Contact a qualified HVAC professional.



10.4.3 Ducts and Registers

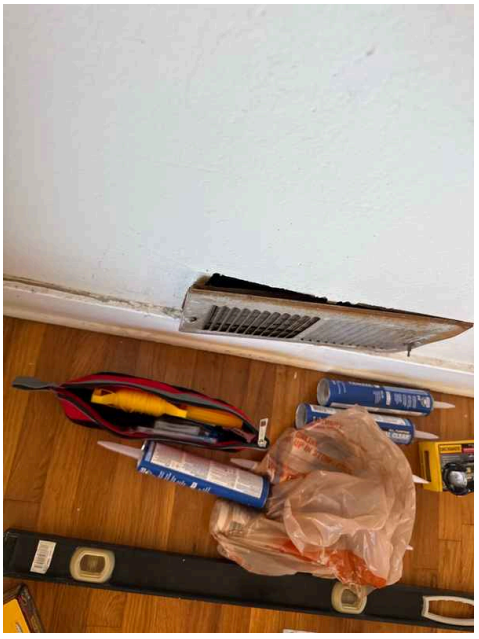
Attention Required

LOOSE REGISTER COVER(S)

One or more loose register covers were noted. Correction is recommended.

Recommendation

Contact a qualified handyman.



10.4.4 Ducts and Registers

Attention Required

WEAK FLOW / NO FLOW

KITCHEN, UPSTAIRS

Air flow was weak at one or more registers. We recommend further evaluation by a licensed HVAC technician.

Recommendation

Contact a qualified HVAC professional.



10.4.5 Ducts and Registers

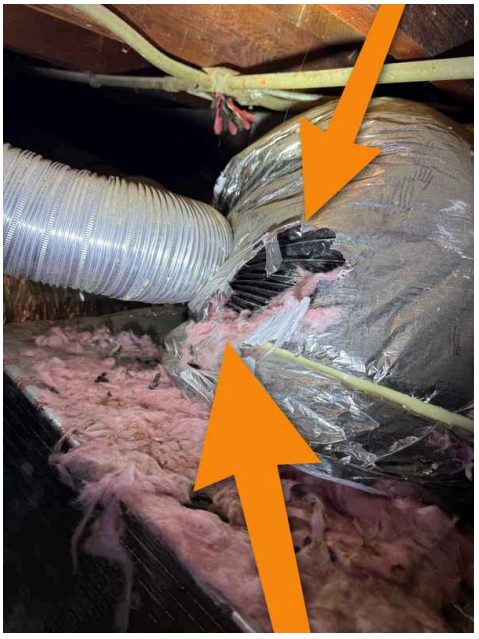
Attention Required

RODENT DAMAGE TO DUCTWORK

Rodent damage was noted at the ductwork. Further evaluation and a duct cleaning is recommended.

Recommendation

Contact a qualified HVAC professional.



10.4.6 Ducts and Registers

Attention Required

DUCT CLEANING

We always recommend cleaning of the ducting prior to taking occupancy. This will give you a start date for a proper maintenance schedule of the ducting/HVAC system.

Recommendation

Contact a qualified professional.

10.5.1 Filter(s) & Thermostat(s)

Observation

FILTER DIRTY

The heating and/or cooling system's air filters were found dirty at one or more locations. To ensure efficiency, they should be cleaned and appropriately sized. Recommend addressing this by cleaning, repairing, or replacing the filters as necessary.

Recommendation

Recommended DIY Project

10.5.2 Filter(s) & Thermostat(s)

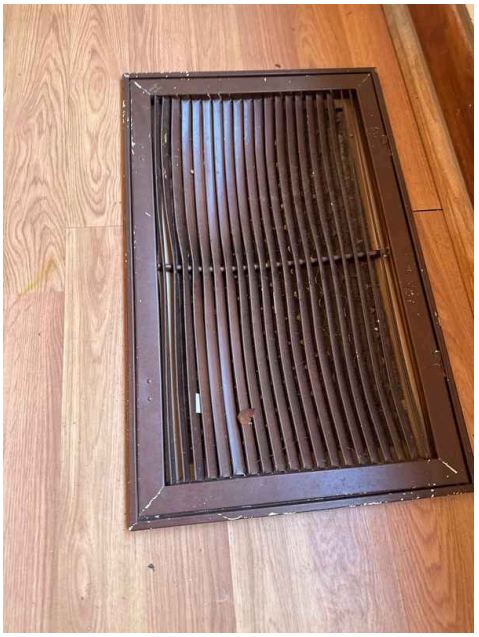
Attention Required

GRILL DAMAGED

The grill cover was damaged. Replacement is recommended.

Recommendation

Contact a qualified professional.



11: INTERIOR, DOORS & WINDOWS

		IN	NI	NP	F
11.1	General	X			
11.2	Exterior Doors				X
11.3	Interior Doors				X
11.4	Windows				X
11.5	Ceiling				X
11.6	Walls				X
11.7	Floors				X
11.8	Countertops & Cabinets				X
11.9	Stairs				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Windows: Type

Multi-pane, Vinyl, Wood, Single-Pane

Limitations

General

WATER TIGHTNESS NOT TESTED

Determining if the doors /windows and or their assemblies are water tight is beyond the scope of this inspection. Home inspectors are looking for obvious and visual deficiencies / defects. There are companies that can water test with spray rigs if desired.

Windows

DIRTY WINDOWS

Windows were noted dirty and need cleaning in one or more locations. This can make it difficult to see defects. Further evaluation by a licensed window contractor may be desired.

Windows

DOUBLE PANE WINDOWS

Please Note: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. 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 thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

Windows

SINGLE PANE WINDOWS

Single pane windows were noted. These windows are not energy efficient and replacement should be considered.

Findings

11.2.1 Exterior Doors

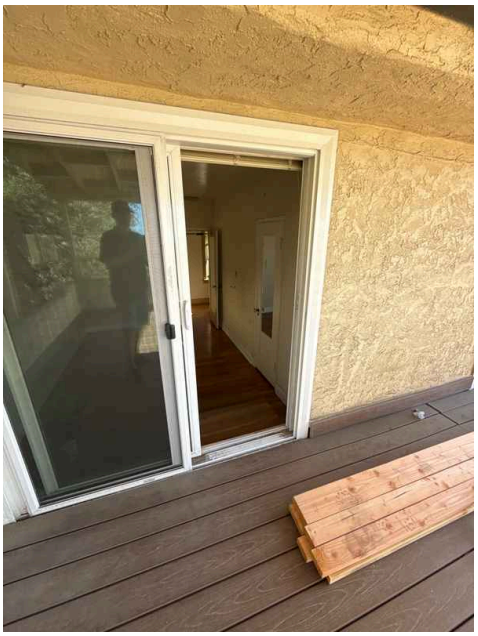
Attention Required

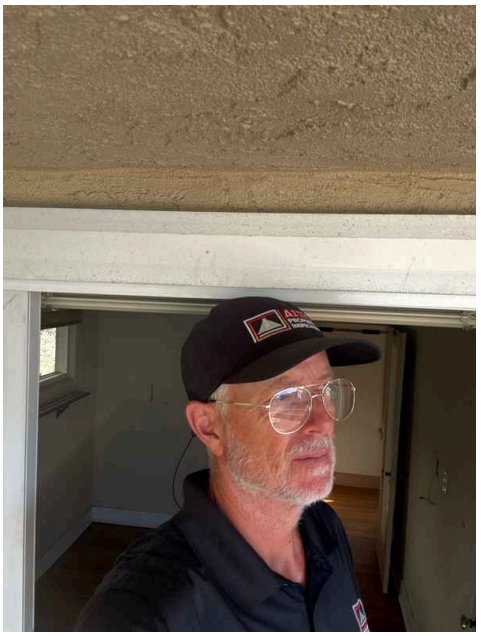
LOW HEADROOM NOTED

Low headroom or clearance was noted in one or more areas. This is unconventional construction and could pose a potential safety hazard.

Recommendation

Contact a qualified professional.





11.2.2 Exterior Doors

Attention Required

DEADBOLT MISSING / NOT INSTALLED

Deadbolt hardware was missing at one or more exterior doors. Upgrades are recommended for added security.

Recommendation

Contact a qualified handyman.



11.2.3 Exterior Doors

Attention Required

LATCHING MECHANISM DAMAGED

The latching mechanism at an exterior door was damaged. Recommend repairs be made by a qualified person.

Recommendation

Contact a handyman or DIY project



11.2.4 Exterior Doors

Observation

RECOMMEND RE KEYING ALL EXTERIOR DOORS

We recommend re keying all the exterior doors for improved safety.

Recommendation

Contact a qualified professional.

11.2.5 Exterior Doors

Attention Required

DOOR RUBS

The sliding door rubs when closed. Recommend repair by a qualified contractor.



11.3.1 Interior Doors

Attention Required

CLOSET DOOR OFF TRACK

The closet doors in one or more locations were off track. Recommend repair for proper functionality.

Recommendation

Contact a qualified handyman.

11.3.2 Interior Doors

Attention Required

INTERIOR DOOR WON'T LATCH

The interior door does not properly latch when shut. Corrections are recommended by adjusting/replacing hardware.

Recommendation

Contact a qualified handyman.

11.3.3 Interior Doors

Attention Required

DOOR STOP(S) MISSING

Doorstops were missing at one or more areas. Correction is recommended.

Recommendation

Contact a handyman or DIY project

11.3.4 Interior Doors

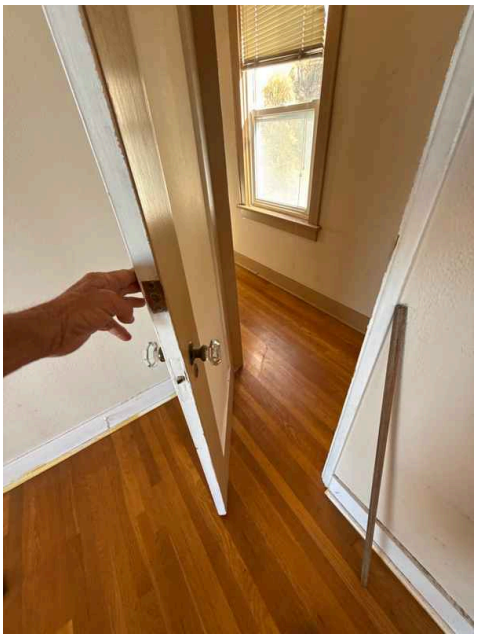
Attention Required

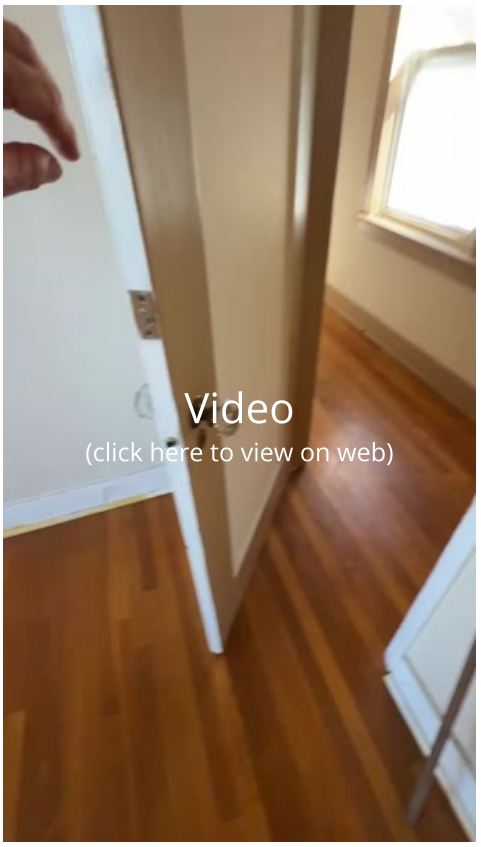
DOOR(S) SWING

One more door swing on their own. Correction is recommended.

Recommendation

Contact a qualified professional.





11.4.1 Windows

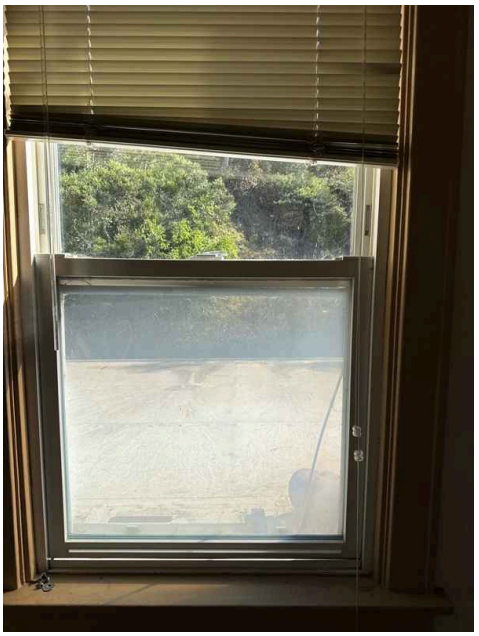
Safety Item/Defective

FOGGING / STAINING NOTED

A double pane window seal and/or low E protection has failed or is substandard at one or more windows. This is noted by condensation build up or staining visible between the glass. The inspector attempts to identify each window that has failed, however, this is sometimes difficult depending on atmospheric conditions. Depending on the age and/or the manufacturer, windows could still be under warranty. A qualified window contractor is recommended to further evaluate the windows, determine where seals have failed and replace windows as needed.

Recommendation

Contact a qualified window repair/installation contractor.



11.4.2 Windows

Attention Required

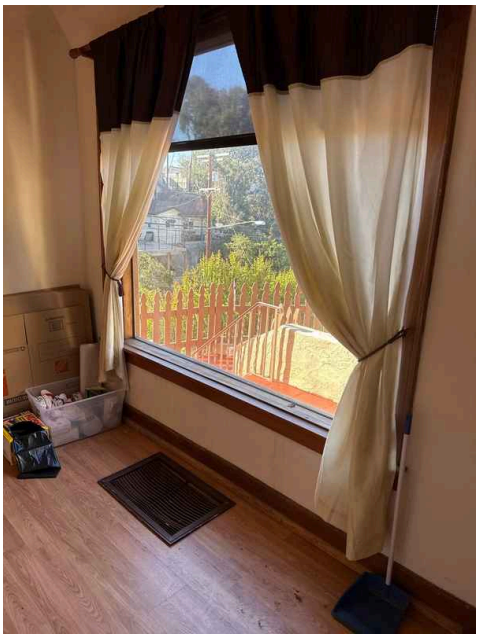
TEMPERED GLASS NOT VERIFIED

Tempered glass could not be verified at one or more windows (this is sometimes difficult to view). Recommend confirming that the glass is tempered. If not then upgrades are recommended for added safety.

Recommendation

Contact a qualified professional.





11.4.3 Windows

BEDROOM FIRE ESCAPE IMPROPER

Safety Item/Defective

One or more bedrooms had windows that were too small, too high off the ground, or did not open wide enough based on today's standards. Unless a bedroom has an exterior entry door, at least one window requires adequate fire escape in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a minimum open width of 20 inches and a minimum open height of 24 inches. Grade floor (within 44" of exterior grade level) fire escape windows should have a net clear opening of 5 square feet and other fire escape windows should have a net clear opening of 5.7 square feet. These windows should be no more that 44" above the floor level. These issues are not required to be updated but are a safety concern and we recommend that a qualified contractor repair or make modifications per standard building practices.

Recommendation

Contact a qualified window repair/installation contractor.



11.5.1 Ceiling

SETTLEMENT CRACKS

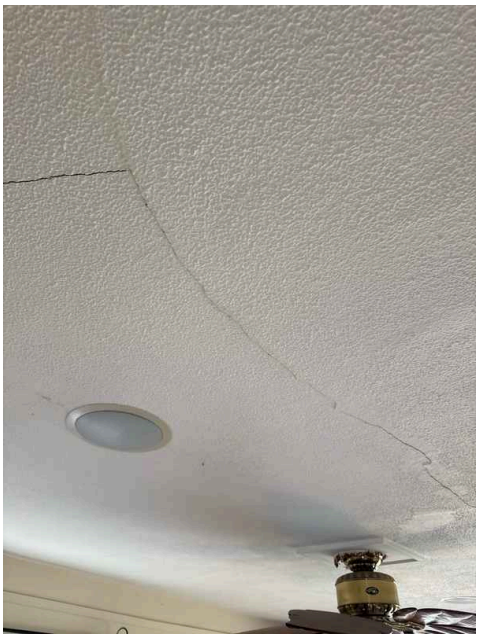
Attention Required

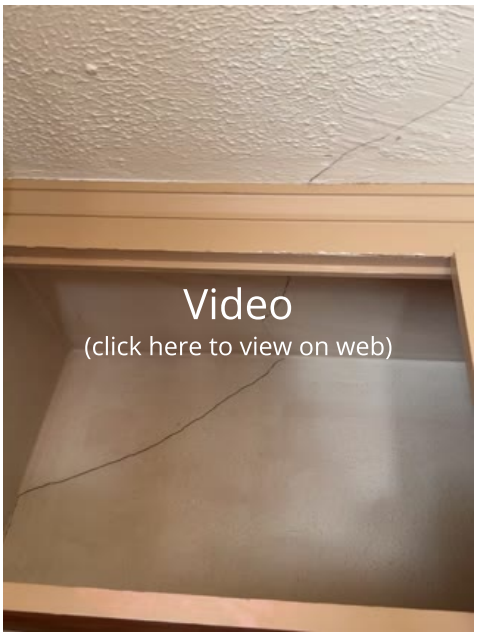
The ceiling had cracks in one or more areas. The cause can vary from to typical settlement to structural movement. We recommend repair as necessary. Further evaluation may be desired.

Recommendation

Contact a qualified professional.









11.5.2 Ceiling

Safety Item/Defective

WATER STAINS DRY - CAN'T DETERMINE

LAUNDRY ROOM

Water stains were found at the interior ceiling. Due to their location and/or roof configuration, the inspector was not able to determine with thermal imaging or moisture meter if this is an active leak, or a prior leak. Client should consider their options such as having a qualified roofing contractor evaluate these areas prior to closing. In the absence of pouring rain, the inspector cannot guarantee the watertightness of the roof.

Recommendation

Contact a qualified professional.




11.6.1 Walls

Attention Required

BASEBOARDS NOT FINISHED

Baseboards were not caulked / painted in one or more areas and or need attention. Correction is recommended.

Recommendation

Contact a qualified professional.

11.6.2 Walls

Attention Required

TOUCH UP PAINT RECOMMENDED

Touch up paint is recommended in one or more areas.

11.6.3 Walls

Attention Required

PAINT PEELING

Paint appeared to be failing or peeling in one or more areas. Recommend a qualified person to repair as necessary.

Recommendation

Contact a qualified painting contractor.

11.7.1 Floors

Attention Required

SQUEAKING FLOOR(S) NOTED

Squeaking or creaking noises occur when walking the property. This is usually caused by substandard construction practices (based on today's standards) where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used but typically it is from nails being used rather than screws which back themselves out. This is typically only an annoyance rather than a structural problem. Upgrades may be desired.

Recommendation

Contact a qualified flooring contractor

11.7.2 Floors

Attention Required

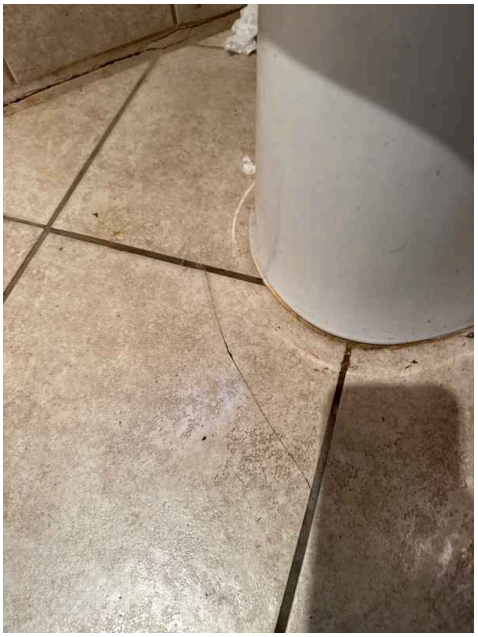
CRACKED TILE(S) AND GROUT

LOWER BATH AND KITCHEN

Tiles and grout were cracked and or deteriorated at one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.







11.7.3 Floors

Attention Required

TRIM MISSING - TRIP HAZARD

STAIRS

Missing trim was noted in one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



11.7.4 Floors

Safety Item/Defective

UNEVEN FLOORS NOTED

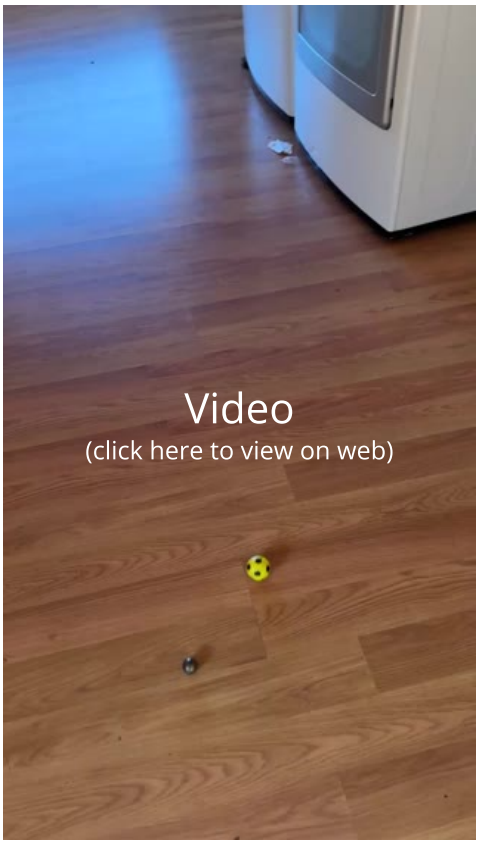
SEVERAL AREAS

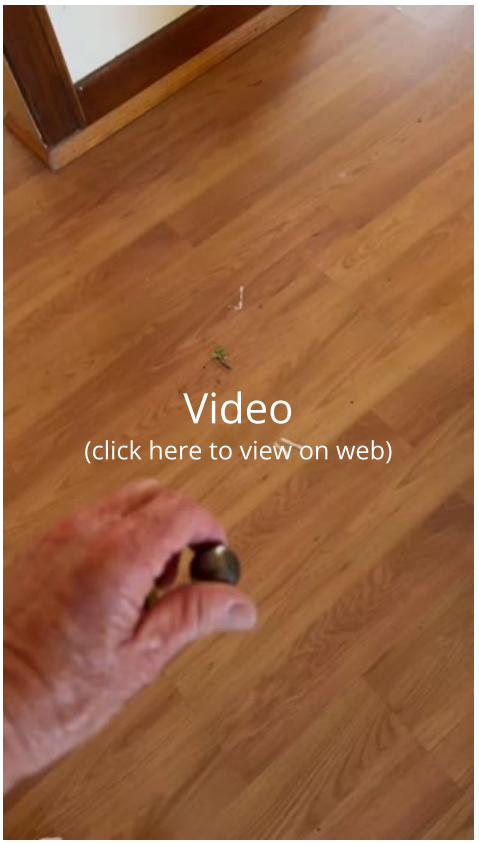
Uneven floors were noted in one or more areas. We recommend further evaluation by a licensed contractor and making repairs as necessary.

Recommendation

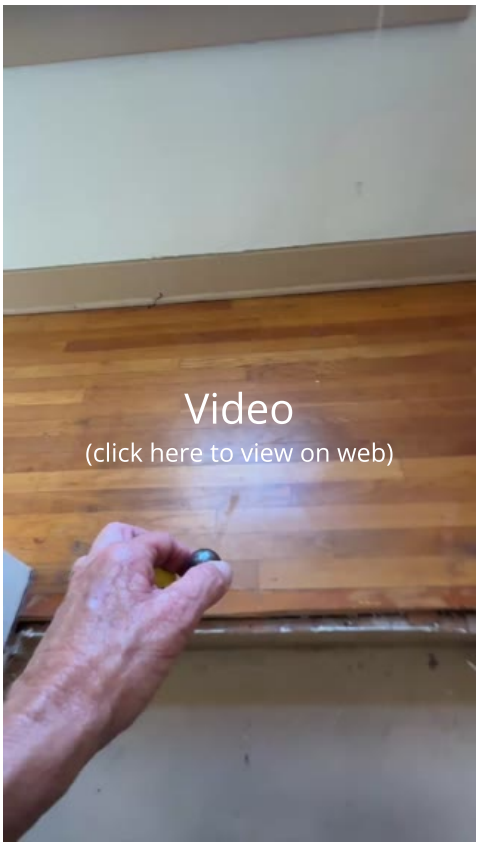
Contact a qualified structural engineer.

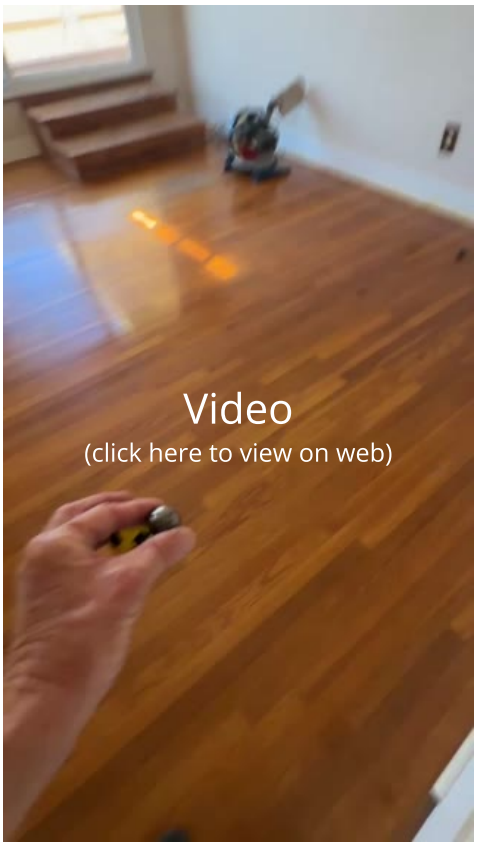












11.7.5 Floors

Attention Required

FADED FINISH

DINING ROOM

The flooring finish exhibited fading consistent with prolonged exposure to sunlight. Continued exposure may result in further discoloration or deterioration of the finish. Consideration should be given to limiting direct sunlight exposure to help reduce additional fading. Modification may be desired.

Recommendation

Contact a qualified professional.



11.8.1 Countertops & Cabinets

Attention Required

ADJUST CABINET DOOR(S) OR DRAWER(S)

Cabinet doors and or drawers need adjustment in one or more areas.

Recommendation

Contact a handyman or DIY project



11.8.2 Countertops & Cabinets

Attention Required

WATER STAINS BELOW / ADJACENT TO SINK

Stains were found in the shelving or cabinets below and/or adjacent to the sink. The area tested to be dry at the time of the inspection. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and if necessary that a qualified person evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



11.8.3 Countertops & Cabinets

Attention Required

WEAR NOTED

Wear and or deterioration was noted in one or more areas. Correction may be desired.

Recommendation

Contact a qualified professional.

11.8.4 Countertops & Cabinets

Safety Item/Defective

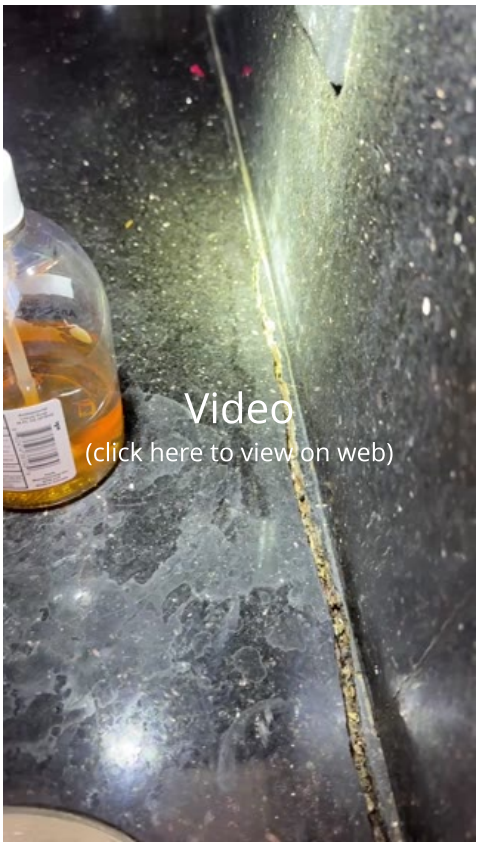
CRACK(S) AT COUNTERTOP

One or more cracks noted at the counter top. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.





11.9.1 Stairs

Attention Required

NO RETURNS ON RAILS (PURSE CATCHER)

The railing does not tie back into the wall which could be a safety hazard. Upgrades are recommended for improved safety.

Recommendation

Contact a qualified professional.

12: APPLIANCES

		IN	NI	NP	F
12.1	General				X
12.2	Range/Oven/Cooktop				X
12.3	Exhaust / Ventilation			X	X
12.4	Dishwasher				X
12.5	Garbage / Food Disposal				X
12.6	Refrigerator		X		
12.7	Washer/Dryer		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Range / Oven / Cooktop Energy Source / Supply

Natural Gas

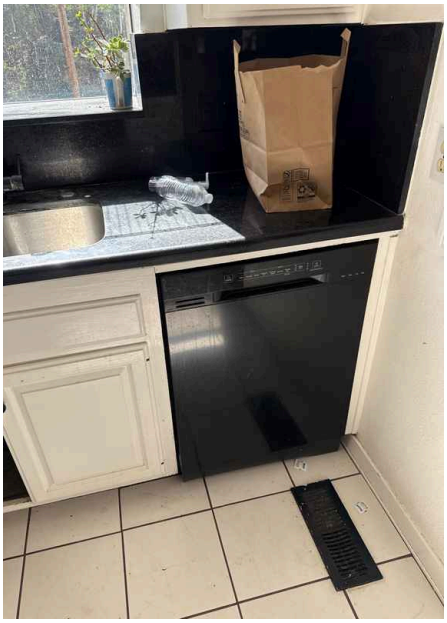
General: Exhaust / Ventilation Type

None

Range/Oven/Cooktop: Equipment Photo



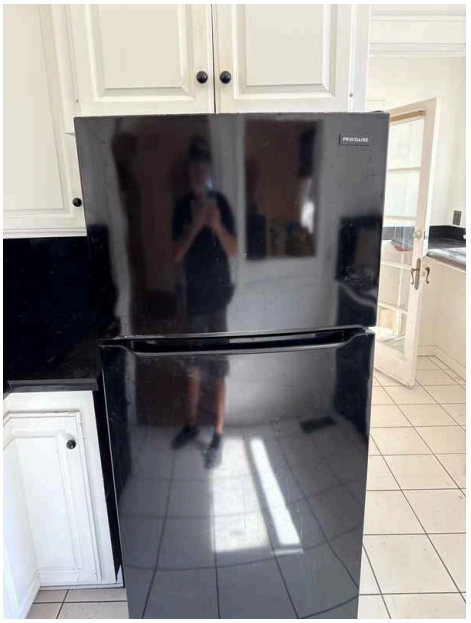
Dishwasher: Equipment Photo



Garbage / Food Disposal: Equipment Photo



Refrigerator: Equipment Photo



Refrigerator: Fridge Conveys?

Unknown

Refrigerator: Fridge Water Supply Connection

Installed but not Connected

Washer/Dryer: Equipment Photo



Refrigerator: Refrigerator(s) Not Inspected

Refrigerators and wine fridges are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). Fridges are not moved and typically the outlet and or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Washer/Dryer: Washer(s)/Dryer(s) Not Inspected

Washer(s) and dryer(s) are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). These items are not moved and typically the outlet and or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Limitations

General

APPLIANCE LIMITATIONS

Note: The scope of this inspection excludes the following appliances and features: outdoor grills, refrigerators, freezers, ice makers, warming drawers, griddles, broilers, timers and clocks built into appliances, coffee makers, trash compactors, instant hot water dispensers, water filtration systems, cooking functions, self-cleaning cycles, thermostat or temperature control accuracy, built-in lighting fixtures, central vacuum systems, and elevators or stair lifts. Where these items are mentioned in this report, such comments are provided as a courtesy only and do not constitute a full evaluation.

This inspection does not include an assessment of an appliance's remaining useful life, nor does it evaluate whether appliances are functioning properly. We do not record appliance makes, models, or serial numbers, and we do not check whether any appliance is subject to a manufacturer recall. Areas, components, or systems concealed or blocked by appliances are not accessible and fall outside the scope of this inspection. For further evaluation of any of these items, consult a qualified professional in the relevant field.

Dishwasher

DISHWASHER CYCLE LIMITATIONS

Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

Findings

12.1.1 General

Observation

OLD APPLIANCES

Some appliances may not have the same degree of efficiency as a newer model. Also you should not expect these appliances to last indefinitely.

Recommendation

Contact a qualified professional.

12.2.1 Range/Oven/Cooktop

Attention Required

OVEN BURNERS IN NEED OF ADJUSTMENTS

Oven burner flames in need of adjustments. Recommend repairs by a qualified appliance repair person.

Recommendation

Contact a qualified appliance repair professional.



12.2.2 Range/Oven/Cooktop

Safety Item/Defective

CLEARANCE TO WOOD UNUSUALLY SHORT

The distance from the cooktop to wood was unusually short and upgrades may be desired for improved safety.

Recommendation

Contact a qualified professional.



12.3.1 Exhaust / Ventilation

Attention Required

NO POWERED VENT INSTALLED

A powered vent has not been installed and upgrades are recommended.

12.4.1 Dishwasher

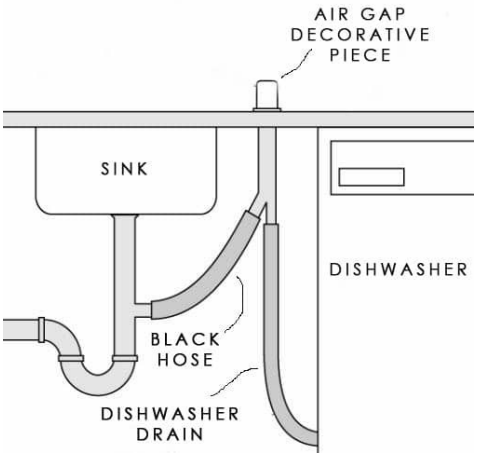
Attention Required

NO AIR GAP INSTALLED

No air gap overflow had been installed. Some high-end dishwashers have an internal air gap but this could not be verified; inquire with the manufacturer. If no internal air gap exists, recommend installation of an air gap overflow by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



12.4.2 Dishwasher

Attention Required

OUTLET NOT VISIBLE

The outlet for the unit was not visible (sometime can be blocked by belongings). This is supposed to be accessible for convenience and upgrades may be desired.

12.5.1 Garbage / Food Disposal

Attention Required

FROZEN - NOT OPERATIONAL

The garbage disposal appeared to be locked up or frozen. I recommend having this unit repaired or replaced by a qualified appliance professional.

Recommendation

Contact a qualified professional.

13: FIREPLACES & GAS APPLIANCES

		IN	NI	NP	F
13.1	Fireplaces, Stoves & Inserts				X
13.2	Chimney(s)				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Fireplaces, Stoves & Inserts: Equipment Photos

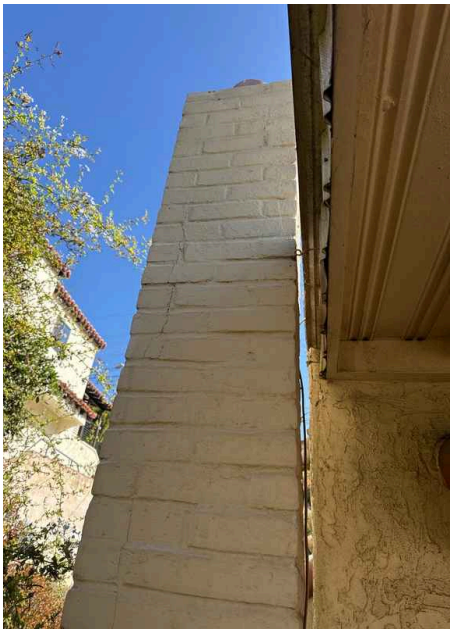


Fireplaces, Stoves & Inserts: Type
Metal Pre-Fabricated

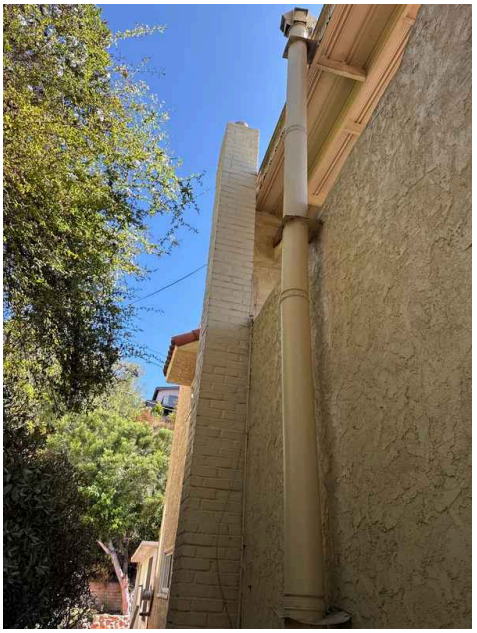
Fireplaces, Stoves & Inserts: Gas Log Lighter
Yes

Chimney(s): Type
Brick

Chimney(s): Equipment Photos







Limitations

Fireplaces, Stoves & Inserts

FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector, who is a generalist. The liner was not fully inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety. We do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

Findings

13.1.1 Fireplaces, Stoves & Inserts

Attention Required

DAMPER CLAMP MISSING

The fireplace is not equipped with a damper clamp as required by today's safety standards. They are required whenever gas is supplied to a fireplace to prevent the damper from closing completely. We recommend installing a damper clamp as a safety upgrade.

Recommendation

Contact a qualified professional.

13.1.2 Fireplaces, Stoves & Inserts

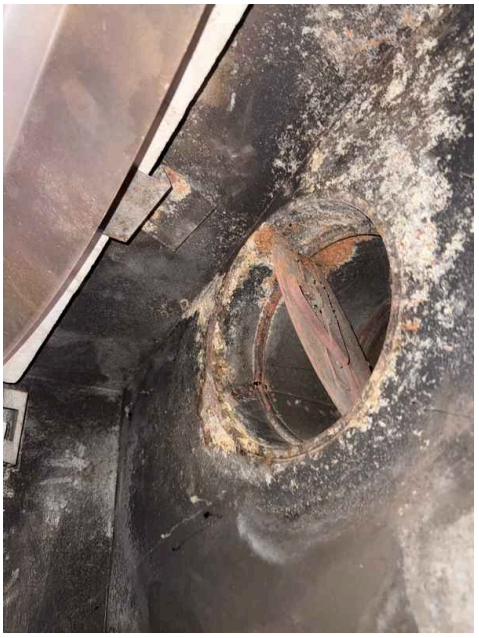
Attention Required

STAINS / RUST ON FLUE

Drip marks or water stains were noted on the flue. Recommend confirming that moisture penetration is not active.

Recommendation

Contact a qualified fireplace contractor.



13.1.3 Fireplaces, Stoves & Inserts

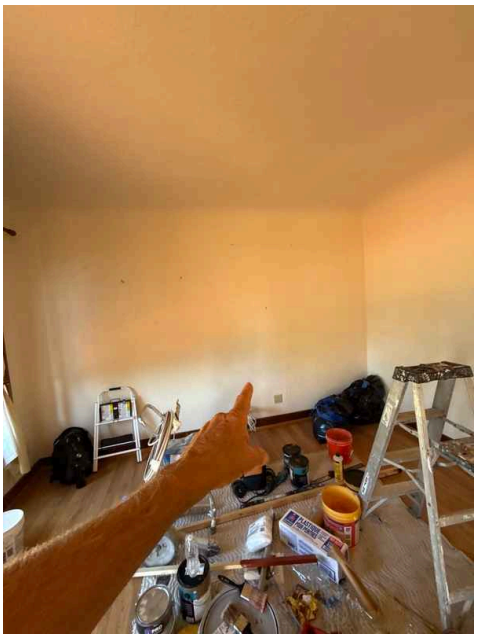
Attention Required

COVERED FIREPLACE

The fireplace has been covered. It is unknown if the unit has been sealed properly to prevent rodent and or moisture intrusion. Inquire with seller and or a qualified licensed contractor.

Recommendation

Contact a qualified professional.



13.2.1 Chimney(s)

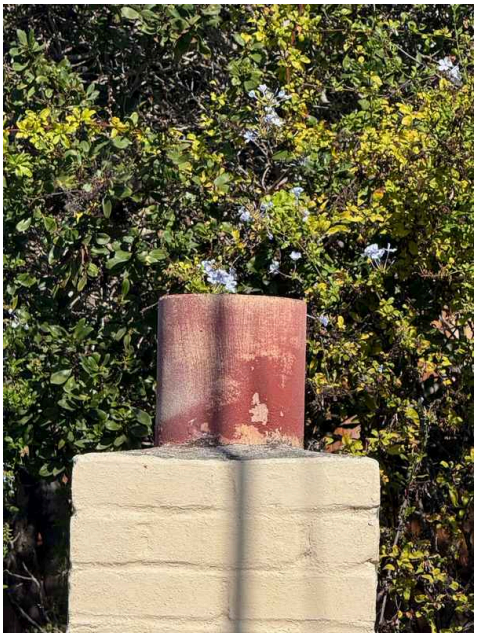
Attention Required

NO SPARK SCREEN AND/OR RAIN CAP

To prevent fireplace embers from leaving the chimney, a spark screen or rain cap is needed at one or more chimney flues. A spark screen will also prevent pests and debris from entering the chimney. A rain cap is essential in preventing corrosion, damage and/or rust in the flue and firebox. A qualified professional is recommended to install a spark screen and/or rain cap where needed.

Recommendation

Contact a qualified chimney contractor.



13.2.2 Chimney(s)

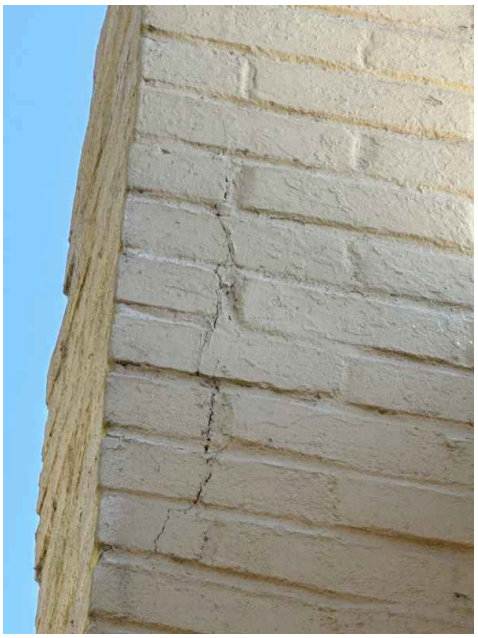
Safety Item/Defective

CHIMNEY CRACKED / DETERIORATED

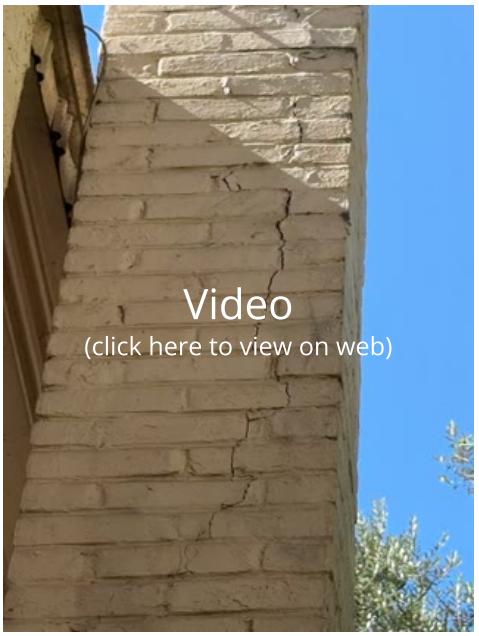
Damage and/or deterioration was noted at the brick chimney. Cracks in bricks, loose bricks, missing and/or damaged mortar can allow moisture intrusion. A qualified chimney contractor is recommended to repair chimney as needed to prevent further damage.

Recommendation

Contact a qualified chimney contractor.






Video
(click here to view on web)

14: GARAGE / CARPORT

		IN	NI	NP	F
14.1	General	X			
14.2	Structure				X
14.3	Occupant Door(s)			X	
14.4	Vehicle Door(s)				X
14.5	Automatic Opener(s)				
14.6	Floor, Walls, Ceiling				X
14.7	Exterior Door(s)			X	
14.8	Garage Ventilation			X	X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Structure Type
Detached Garage

General: Occupant Door
N/A

General: Vehicle Door
Sectional, Roll-up, Metal

General: Automatic Opener Safety Devices
Pressure sensitive, Electronic eye

General: Wall Type
Finished

General: Ceiling Type
Finished

General: Garage Ventilation
Not Present

Limitations

General

GARAGE LIMITATIONS

Determining adequacy of firewall ratings is beyond the scope of the inspection. Ventilation requirements vary by municipality.

Structure

NOT FULLY VISIBLE

The garage was not fully visible due to stored items and shelving.

Vehicle Door(s)

NOTICE

Determining if the spring tension and or balancing is adequate is beyond the scope of this inspection. Only the basic operation was tested. The vehicle door is by far the largest and heaviest moving item in a house and should be used carefully. Regular maintenance is very important.

Floor, Walls, Ceiling

NOT FULLY ACCESSIBLE

One or more areas were not fully accessible. Further evaluation may be desired.



Findings

14.2.1 Structure

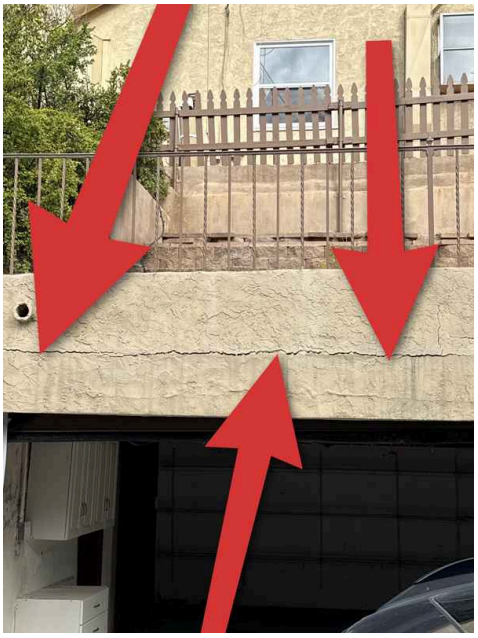
Safety Item/Defective

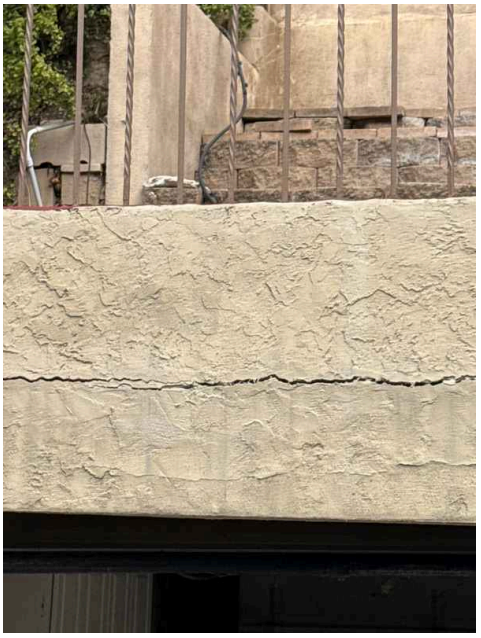
SIGNS OF MOVEMENT NOTED

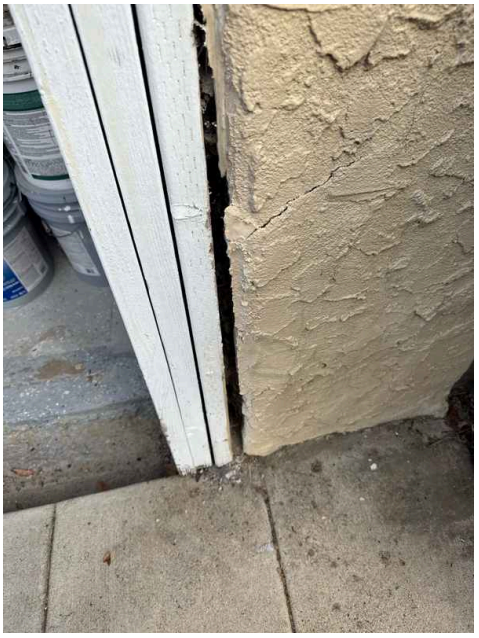
Sign of movement were noted. Further evaluation is needed.

Recommendation

Contact a qualified professional engineer









14.4.1 Vehicle Door(s)

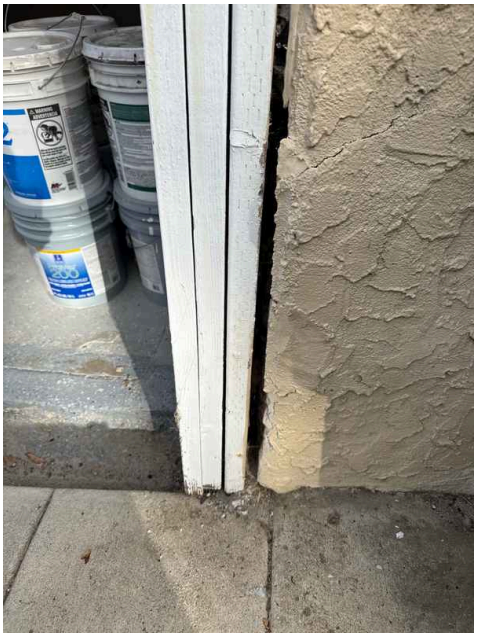
Attention Required

GAP(S) NOTED

There was a gap at the vehicle door when in the closed position. Correction is recommended to guard against water and rodent intrusion.

Recommendation

Contact a qualified garage door contractor.





14.5.1 Automatic Opener(s)

Attention Required

PHOTO EYES TOO HIGH

The photoelectric sensors were installed too high. These should not be higher than 6" from the floor. The sensors are designed to reverse the vehicle door if something or someone crosses the sensors path. Recommend repair by a qualified person for added safety.

Recommendation

Contact a qualified garage door contractor.

14.5.2 Automatic Opener(s)

Observation

UNABLE TO CONFIRM BATTERY BACKUP

The inspector was unable to confirm that the unit has a battery back up. Battery back up is now required in California for improved safety. Further evaluation may be desired.

14.6.1 Floor, Walls, Ceiling

Safety Item/Defective

DAMAGE / DETERIORATION - REPAIR

FLOOR AND CEILINGFLOOR AND CEILING

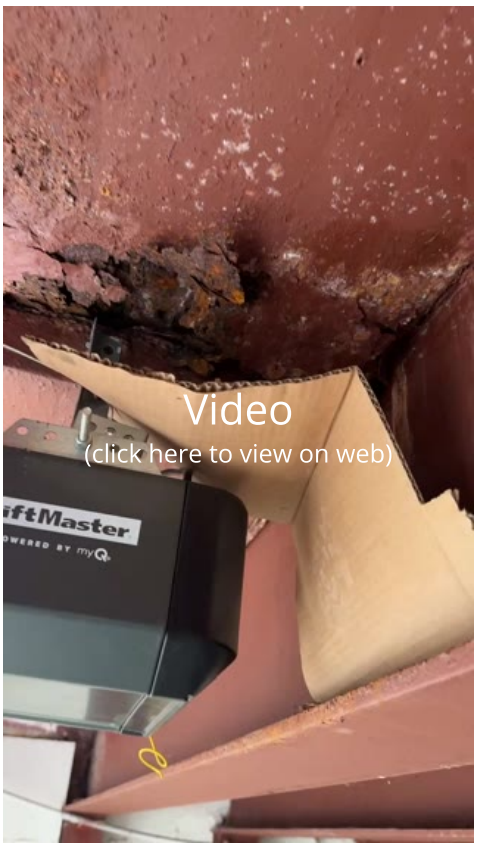
Damage and or deterioration was present at one or more areas. Significant breast deterioration was noted. Further evaluation is recommended.

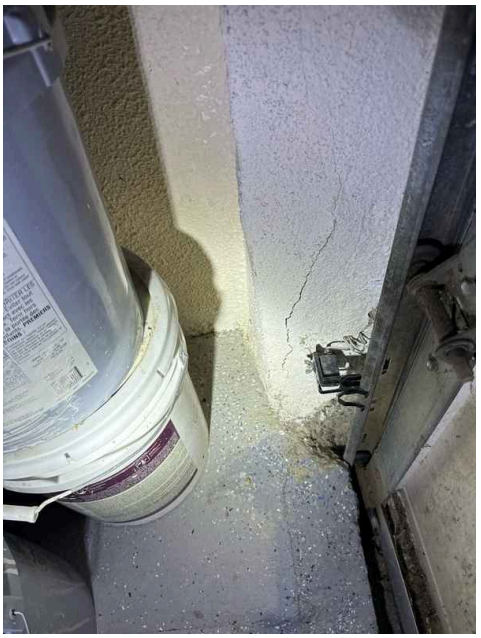
Recommendation

Contact a qualified professional.








14.6.2 Floor, Walls, Ceiling

Safety Item/Defective

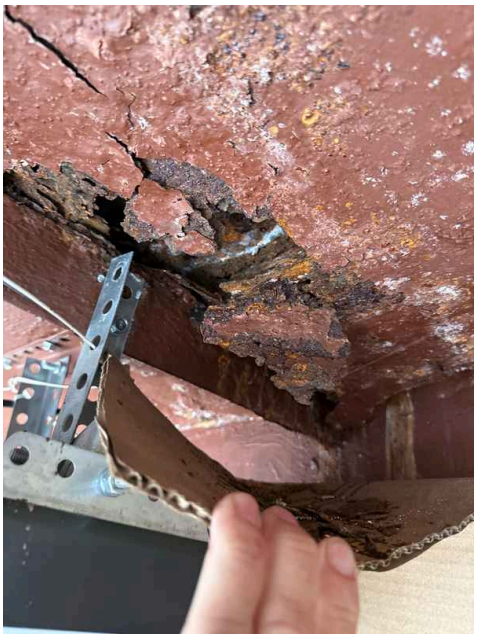
EVIDENCE OF SIGNIFICANT WATER INTRUSION

Evidence of significant moisture intrusion noted in the garage. It is unknown if the intrusion is an active problem. Recommend further evaluation and repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified professional.





14.6.3 Floor, Walls, Ceiling

Attention Required

BELOW EXTERIOR GRADE

The garage floor level and or walls were below the exterior grade level in one or more areas. Proper waterproofing could not be confirmed. Water intrusion and damage are possible. We recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.

14.6.4 Floor, Walls, Ceiling

Attention Required

HEAD CLEARANCE UNUSUALLY LOW

The head clearance was not up to today's standards in one or more areas. Correction may be desired.

Recommendation

Contact a qualified professional.



14.6.5 Floor, Walls, Ceiling

Attention Required

EPOXY OR PAINT DAMAGED

Epoxy and or paint was damaged and were flaking in one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



14.6.6 Floor, Walls, Ceiling

Observation

SLOPE TO LET WATER OUT IMPROPER / UNCONVENTIONAL

The slope in one more areas to let water out was improper and or unconventional and alterations may be desired.

Recommendation

Contact a qualified professional.

14.8.1 Garage Ventilation

Attention Required

NO GARAGE VENTILATION

No garage ventilation was noted. Calculating the adequacy of the ventilation is beyond the scope of this inspection. Some cities are not requiring this in newer construction but we recommend adding ventilation for added safety.

Recommendation

Contact a qualified professional.

15: COMPLIMENTARY PICTURES

		IN	NI	NP	F
15.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Complementary Photos

These photos have been provided to define areas of the home as indicated in the report. These photos have been provided as a courtesy and are not intended to identify issues/defects.