



Inspection Report

Keenan Kribs

Property Address:
10280 Caminito Rio Branco
San Diego CA 92131



All Pro Property Inspection

**Travis Scibilia
760-557-5571
Travis@allpropi.com**



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Date: 8/5/2025	Time: 09:00 AM	Report ID: 20250805-10280-Caminito-Rio-Branco
Property: 10280 Caminito Rio Branco San Diego CA 92131	Customer: Keenan Kribs	Real Estate Professional: Ted Kavich Ready Homes

PLEASE READ THE FOLLOWING INFORMATION

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

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

SCOPE OF THE INSPECTION:

All Pro Property Inspections Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: **STANDARDS OF PRACTICE** If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-557-5571.

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

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor

coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and All Pro Property Inspections harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

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

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof. 2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. All Pro Property Inspections does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations. 3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property. 4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase. 5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood. 6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers. 7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building. 8. Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc). 9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report. 10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA). 11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood. 12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems. 13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing. 14. Evaluation of any type of electric Solar system and related components on or off the house/ structure. 15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air. 17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

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

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

Comment Key or Definitions

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

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

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

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

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

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

This home was built in or around 1978 and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the

appropriate expert for any repairs or further inspection.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein* as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

**IN ATTENDANCE DURNING THE
INSPECTION:**

INSPECTOR, SELLER(S)

TYPE OF BUILDING:

CONDOMINIUM

**APPROXIMATE YEAR BUILT (BASED
ON BUYERS AGENT-BUYER-OR/
MLS):**

1978

APPROXIMATE TEMPERATURE:

70, DEGREES

WEATHER TYPE:

CLEAR

**GROUND/ SOIL SURFACE
CONDITIONS:**

DRY

RAINED IN THE LAST 3 DAYS:

NO

NUMBER OF LEVELS:

2

OCCUPIED:

YES

INSPECTED IN ACCORDANCE WITH:

THE INTERNATIONAL ASSOCIATION OF
CERTIFIED HOME INSPECTORS
STANDARDS OF PRATICE AND CODE OF
ETHICS

UTILITIES:

ALL UTILITIES WERE ON

DIRECTIONS:

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

1. Roofing

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior components, we recommend contacting the HOA.

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IN NI NP RR IO Inspection Items



1.0 ROOF COVERINGS/ MATERIALS

Findings

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

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This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior components, we recommend contacting the HOA.

2. Exterior

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior components, we recommend contacting the HOA.

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2.0 EXTERIOR (GENERAL COMMENTS)

Findings

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



2.1 DOORS (EXTERIOR)

EXTERIOR ENTRY DOORS: HOLLOW CORE



2.2 WINDOWS (INTERIOR AND EXTERIOR)

WINDOWS: DOUBLE PANE VINYL

Findings

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

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contractor.



2.2 Item 1(Picture)

- (2) WINDOW COMMENT: Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances inspector may not be able to disclose the exact condition of every widow. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.
- (3) Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

2.3 SAFETY GLASS (EXTERIOR)
Findings

The glass at the glass windows and doors is tempered at the glass windows and glass doors where required, which is indicated by a stamp or marking on the glass.

3. Garage

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

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3.0

GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL - INSULATED

Findings

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

3.1

GARAGE VEHICLE DOOR OPENER(S)

AUTO-OPENER MANUFACTURE: LIFT-MASTER

Findings

(1) The garage door opener did not reverse when met with resistance. The force sensor prevents the garage door from becoming damaged, or from causing injury if the door is prevented from closing. We recommend having a qualified licensed garage door contractor service the garage door opener prior to the end of your contingency period so the door will reverse easily when met with resistance.

Note: Photo eye sensors are in place and will reverse the garage door.



3.1 Item 1(Picture)

(2) The safety reverse photo-eye is mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devices at about 4"-6" from the ground

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IN NI NP RR IO Inspection Items

for safety. We recommend necessary corrections by a qualified licensed garage door contractor.



3.1 Item 2(Picture)

3.2 GARAGE CEILING

3.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Findings

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IN NI NP RR IO Inspection Items

(1) There are one or more holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.



3.3 Item 1(Picture)

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



3.3 Item 2(Picture)

(3) Due to occupants personal items, not all areas of the garage were visible. We recommend a careful evaluation of the entire garage during your final walk-through. If any damage is observed we recommend asking the seller about it. We recommend that any damage found be repaired or replaced by a qualified licensed contractor in the

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IN NI NP RR IO Inspection Items

appropriate trade.

3.4 GARAGE FLOOR/ SLAB

Findings

(1) Spalling/ flaking noted at the garage floor in areas. We recommend corrections as needed by a licensed concrete contractor.



3.4 Item 1(Picture)

(2) Due to occupants personal items, not all areas were visible. We recommend a careful evaluation during final walk-through.

3.5 FIRE-RATED DOOR

Findings

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IN NI NP RR IO Inspection Items

The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics:1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.



3.5 Item 1(Picture)

3.6 FIRE-DOOR CLOSING DEVICE

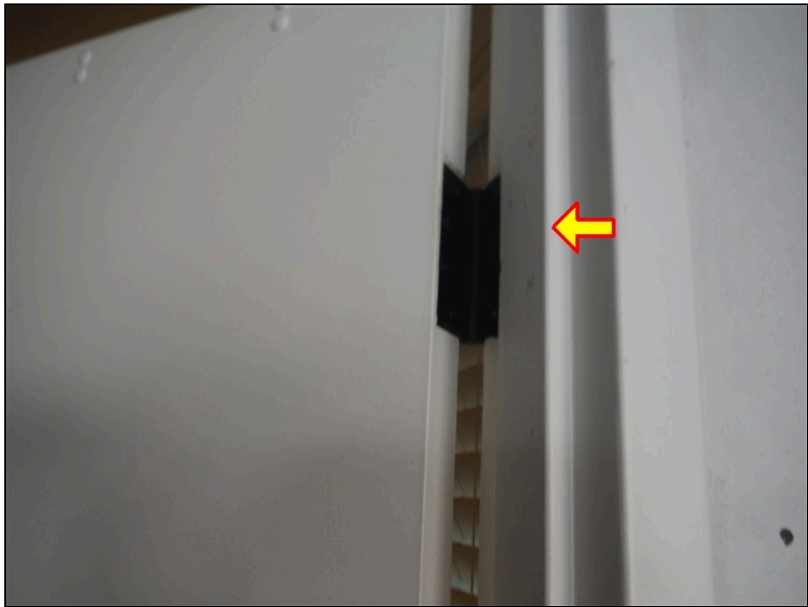
Findings

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IN NI NP RR IO Inspection Items

The self closing device at the fire door did not adequately close the door. The auto closer must close the door within 3 seconds with enough force to latch the door. We recommend adjusting or replacing the device or hardware by a qualified licensed door contractor.



3.6 Item 1(Picture)

3.7 GARAGE VENTILATION

3.8 GARAGE - OTHER

Findings

If present, the testing and operation of door opener remotes and/or exterior keypads are not inspected and are beyond the scope of our general home inspection. If concerned we recommend verifying proper operation prior to the end of your contingency period.

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

4. Water Heater

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

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IN NI NP RR IO Inspection Items

4.0 MAIN WATER HEATER (CONTROLS)

WATER HEATER MANUFACTURE: RHEEM
WATER HEATER LOCATION: GARAGE
WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER YEAR MANUFACTURED: 2023
WATER HEATER CAPACITY: 40 GALLON

Findings
(1) The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. We recommend setting the water heater controls at 120 degrees for optimum efficiency.



4.0 Item 1(Picture)

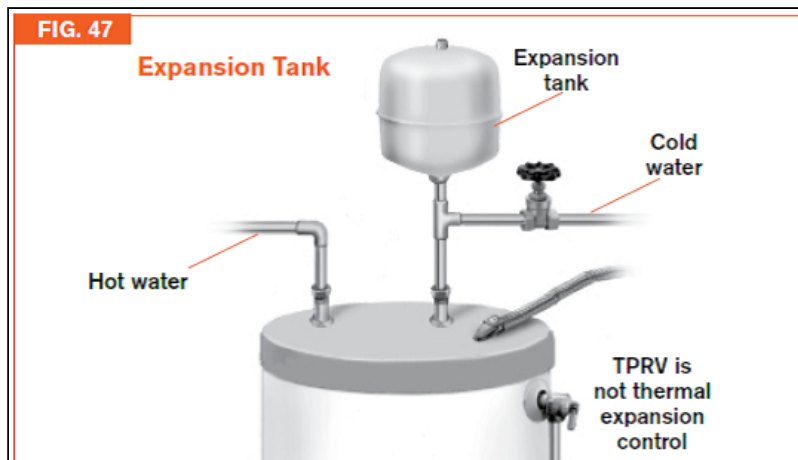
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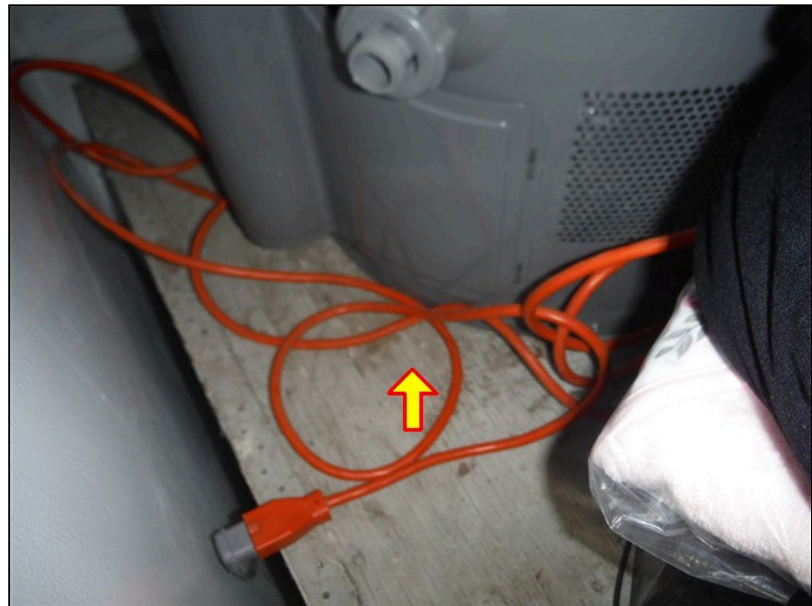
4.0 Item 2(Picture)

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



4.0 Item 3(Picture)

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



4.0 Item 4(Picture)

4.1 MAIN WATER HEATER FLUE

WATER HEATER FLUE MATERIAL: SINGLE WALL, TRANSITE

Findings

A section of the water heater flue is a cemetitious-type flue. Cemetitious-type flues may contain asbestos and other hazards. The only way to confirm the presence or absence of asbestos is through lab testing. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. We recommend replacing this section of the water heater flue by a qualified licensed plumber.



4.1 Item 1(Picture)

4.2 MAIN WATER HEATER (PLATFORM & STRAPPING)

Findings

The water heater is properly strapped as required. However, there is a large gap behind the water heater and we recommend installing blocking in this gap by a qualified person to prevent the water heater from moving.



4.2 Item 1(Picture)

4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Findings

The water heater Temperature and Pressure (T&P) relief valve pipe short. The T&P pipe should extend within 6 inches of the floor. We recommend necessary corrections by a qualified licensed plumber.



4.3 Item 1(Picture)

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

5. Interiors

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

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

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

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IN	NI	NP	RR	IO	Inspection Items
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.0 INTERIORS (GENERAL COMMENTS)
					WALL AND CEILING MATERIALS: SHEETROCK, OCCUPIED, ACOUSTIC TEXTURE (POPCORN)
					Findings

IN	NI	NP	RR	IO	Inspection Items
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IN NI NP RR IO Inspection Items

(1) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*).



5.0 Item 1(Picture)

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

(3) Due to stored personal items not all areas throughout the house and garage were visible and accessible at the time of the inspection. Several windows, doors, outlets, walls, flooring, and other areas were obstructed from view and could not be inspected. We recommend that you conduct a careful evaluation during your final walk-through to ensure that there are no hidden defects. All doors, windows, and outlets should be tested and verified for proper operation prior to the end of your contingency period by this company or a qualified person.

5.1 CEILINGS

5.2 WALLS

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) An elevated level of moisture was detected at the wall adjacent to the shower in the bathroom. This can be caused by plumbing leaks or water leaking through grout or the enclosure. There may be moisture damage behind the wall which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. We recommend further evaluation by a leak detection company, remediation contractor, or a licensed general contractor and necessary repairs made as needed.



5.2 Item 1(Picture)

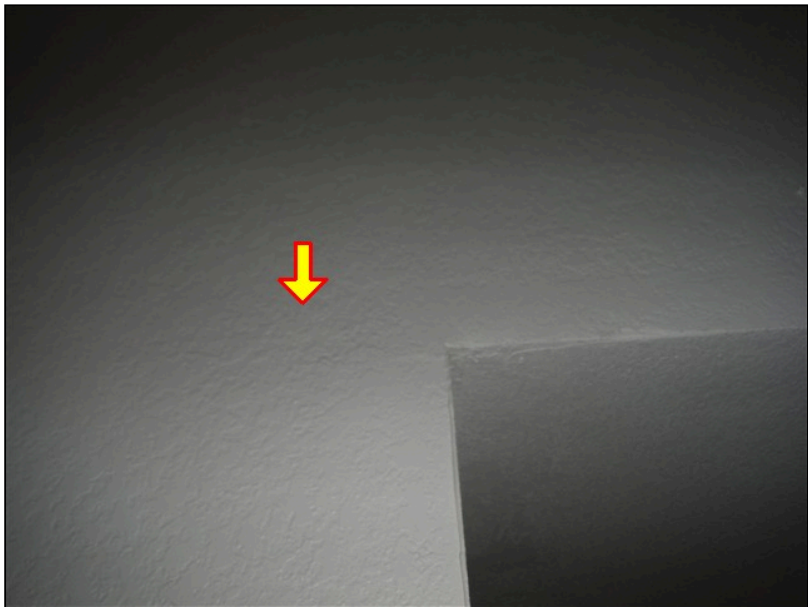


5.2 Item 2(Picture)

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



5.2 Item 3(Picture)

(3) Due to occupants personal items, not all areas were visible. We recommend a careful evaluation during final walk-through.



5.3 FLOOR COVERINGS

Findings

(1) The flooring is uneven in one or more areas . We recommend repairs or replacement by a qualified licensed flooring contractor.



5.3 Item 1(Picture)

(2) There is damaged flooring observed in one or more areas. We recommend necessary

repairs or replacing by a qualified licensed flooring contractor.



5.3 Item 2(Picture)

(3) Gaps noted in the flooring in one or more areas. Unworkmanlike finish in these areas. We recommend repairs or replacement by a qualified licensed flooring contractor.



5.3 Item 3(Picture)

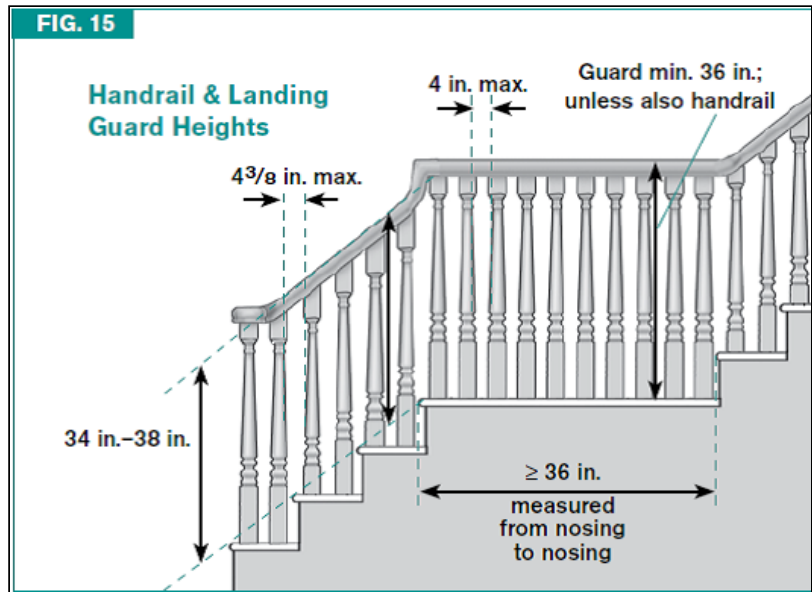
(4) Due to occupants personal items, not all areas were visible. We recommend a careful evaluation during final walk-through.

5.4 STEPS, STAIRWAYS, RAILINGS

Findings

(1) While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of

barrier to prevent injuries by a qualified licensed contractor.



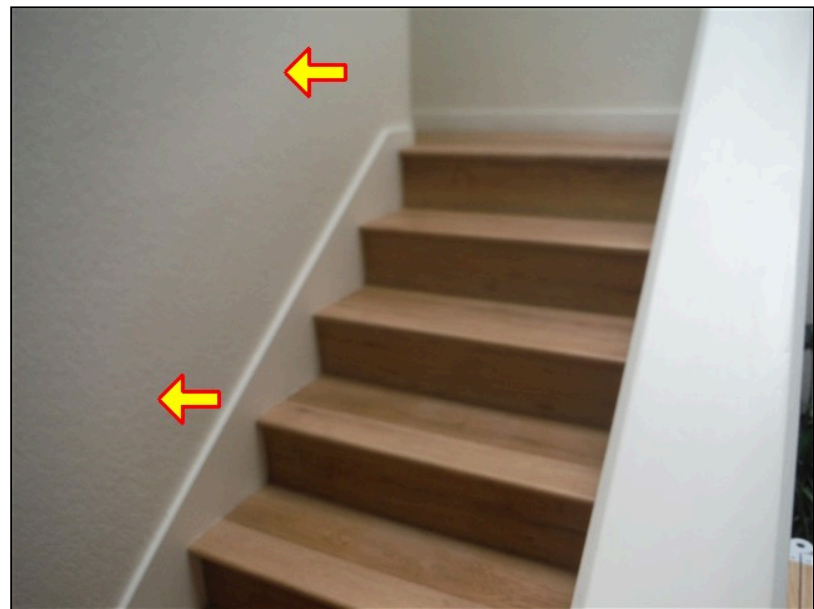
5.4 Item 1(Picture)



5.4 Item 2(Picture)

IN NI NP RR IO Inspection Items

(2) No handrail was present at the interior stairs as required for safety. A handrail is required at at least one side of the stairs when four or more steps. We recommend installing a handrail for safety by a qualified licensed contractor.



5.4 Item 3(Picture)

5.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Findings
Due to stored personal items such as towels, clothing, personal items, hygiene and/or cleaning products, a full evaluation of the cabinets and closets could not be made. We recommend that you carefully inspect all cabinets and closets prior to the end of your contingency period. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, debris, ect. that obstructs their access or visibility.

5.6 DOORS (REPRESENTATIVE NUMBER)

5.7 INFRARED CAMERA INSPECTION

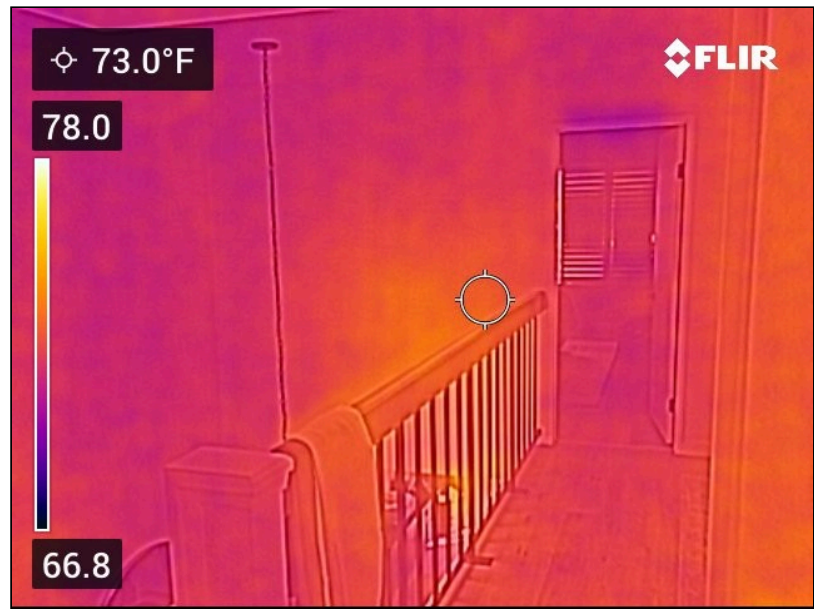
Findings

IN NI NP RR IO Inspection Items

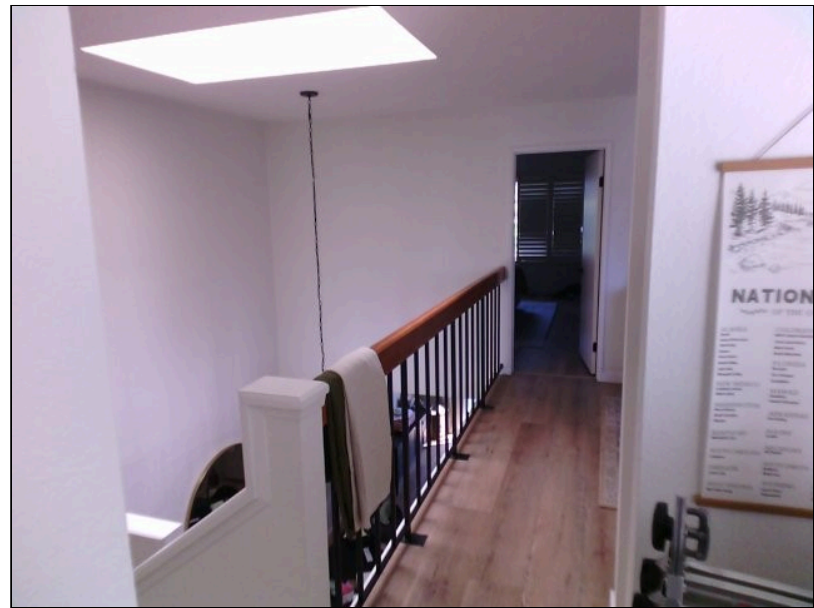
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An infrared (thermal imaging) scan was performed throughout the house and garage at the time of the inspection using a hand held infrared (thermal imaging) inspection camera. No anomalies were found at the time of the inspection using this camera.



5.7 Item 1(Picture)



5.7 Item 2(Picture)

5.8 SAFETY GLASS (INTERIOR)

Findings

The glass at the glass windows and doors is tempered at the glass windows and glass doors where required, which is indicated by a stamp or marking on the glass.

5.9 INTERIORS - OTHER

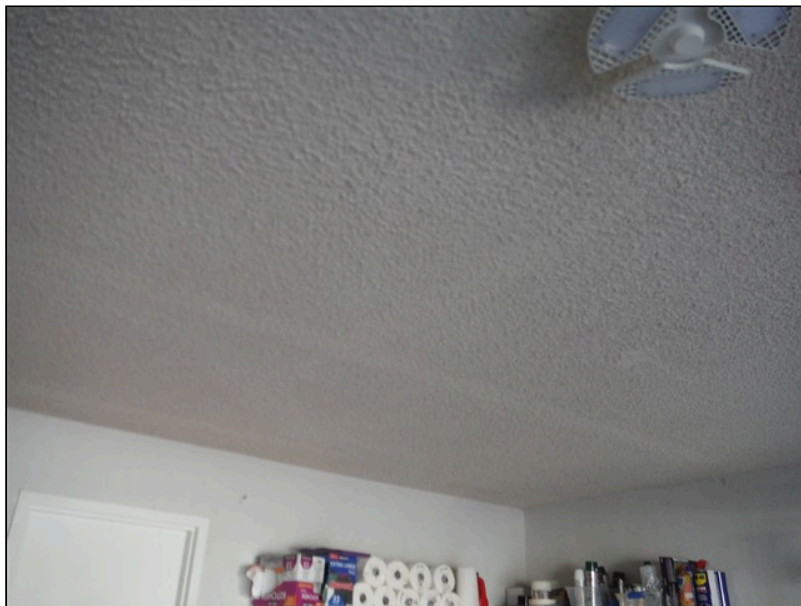
Findings

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(1) There is acoustic texture present at the ceiling. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.



5.9 Item 1(Picture)

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

IN NI NP RR IO Inspection Items

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

6. Fireplaces/ Chimneys

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

All fireplaces should be cleaned and inspected by a qualified licensed person on a regular basis to insure safe operation.

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6.0 FIREPLACE(S)/ CHIMNEY(S)

FIREPLACE TYPE: CONCRETE LOG KIT
NUMBER OF FIREPLACES: ONE

Findings

Black soot buildup is observed on the family room gas fireplace logs. Black soot buildup may indicates that gas fire logs are not arranged or positioned according to manufacturer's installation specifications. If the gas logs are not positioned correctly, carbon monoxide could be produced. We recommend referring to the manufacturer's installation specifications or a qualified person for corrections.



6.0 Item 1(Picture)

6.1 DAMPER/ DAMPER CLAMP

Findings

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



6.1 Item 1(Picture)

- 6.2 HEARTH/ MANTLE
- 6.3 OPERATING CONTROLS

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

IN NI NP RR IO Inspection Items

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

7. Smoke/ CO Detectors

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7.0 SMOKE DETECTORS

Findings

There are several smoke detectors missing where required. We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations.



7.0 Item 1(Picture)

7.1 CARBON MONOXIDE DETECTOR(S)

Findings

Carbon Monoxide detectors are not installed in this home or were not located at the time of the inspection. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

Note: The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms.

7.2 BEDROOM EGRESS

7.3 SAFETY - OTHER

Findings

All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.

All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

8. Plumbing System

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

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

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8.0 DRAIN, WASTE, AND VENT SYSTEMS

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

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: 2" DIAMETER

Findings

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



8.0 Item 1(Picture)

- (2) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.
- (3) This inspection is being conducted on a condominium unit. The inspection is limited to the components that are inside of the unit only. Plumbing components that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. If you have any concerns about any plumbing components outside the interior of this unit we recommend contacting the HOA.

8.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

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

Findings

- (1) It was common practice for homes built from the 1950's through the 1990's to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection we tried to determine if any slab leaks may exist. At the time of the inspection we did not find any evidence of current leaks.
- (2) The observable water distribution pipes are copper where viewable in the home. However, the complete water distribution piping is not viewable and the entire type of water distribution plumbing cannot be determined or confirmed at the time of the inspection. Some houses built in the 1980's through the early 1990's may have had a portion of the water distribution installed with polybutylene plumbing which has a

IN NI NP RR IO Inspection Items

higher probability of leaks. Confirming all the materials that may have been used throughout the entire plumbing system is not possible within the limitations and scope of a home inspection. We recommend asking the seller and/or qualified licensed plumber to identify or confirm what the entire water distribution piping materials were made of prior to the end of your contingency period. If the house does have polybutylene plumbing installed we recommend replacing by a qualified licensed plumber to help prevent future leaks.

8.2

CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)

Findings

Some of the angle stop valves are an older style gate valve. These gate valves can become "seized" due to lack of regular use and/ or calcium build up. We recommend replacing these older style gate valves with ball type water shut off angle stop valves by a qualified licensed plumber.



8.2 Item 1(Picture)

8.3

TUB/ SHOWER ENCLOUSER(S)

Findings

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



8.3 Item 1(Picture)

(2) The hall bathroom tub stopper is missing. We recommend replacement by a qualified person.



8.3 Item 2(Picture)

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IN NI NP RR IO Inspection Items

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



8.3 Item 3(Picture)

8.4 HOT AND COLD REVERSED AT FIXTURES

8.5 WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): COULD NOT DETERMINE, APPEARS TO BE ADEQUATE

Findings

The pressure regulator appears to be located in a common area. The regulator was not located or tested as part of this inspection. The water pressure did appear to be adequate at the time of the inspection. If the buyer is concerned we recommend inquiring with the HOA.

8.6 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

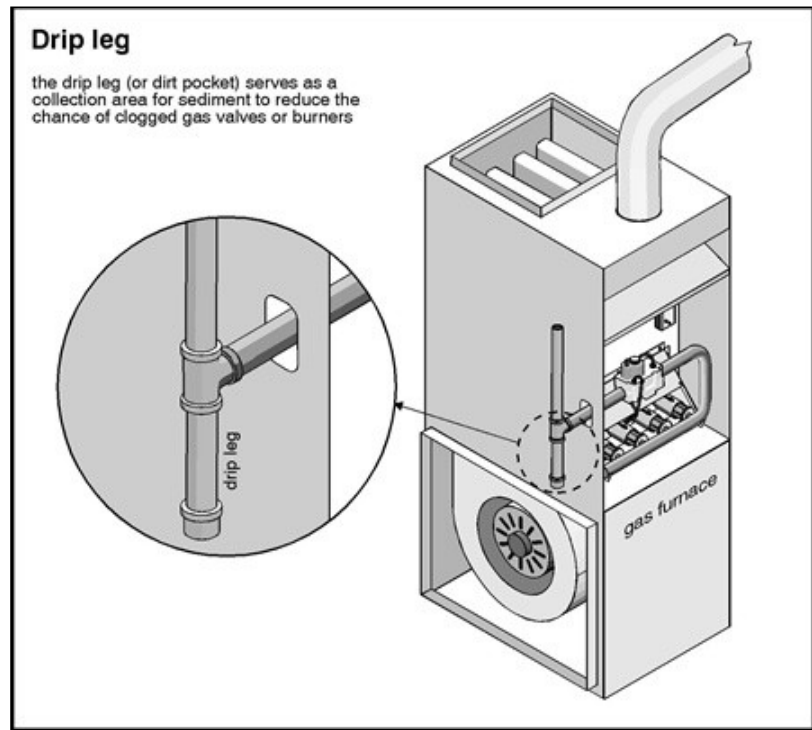
Findings

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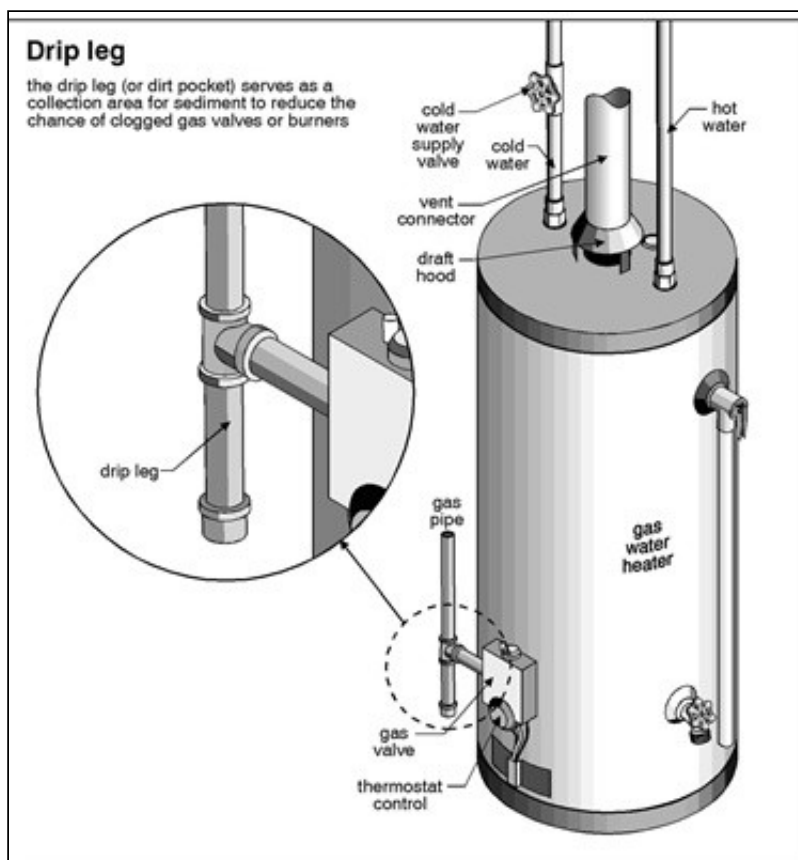
(1) The gas supply pipe at the water heater and furnace did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the gas appliance gas valve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



8.6 Item 1(Picture)

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8.6 Item 2(Picture)

(2) A gas and carbon monoxide leak test was conducted at accessible gas fittings and appliances using gas and CO leak detectors. There were no gas or CO leaks detected at the time of the inspection.



8.6 Item 3(Picture)

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

9. Electrical System

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

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9.0 MAIN AND SUB PANELS

ELECTRIC PANEL MANUFACTURE: SQUARE D

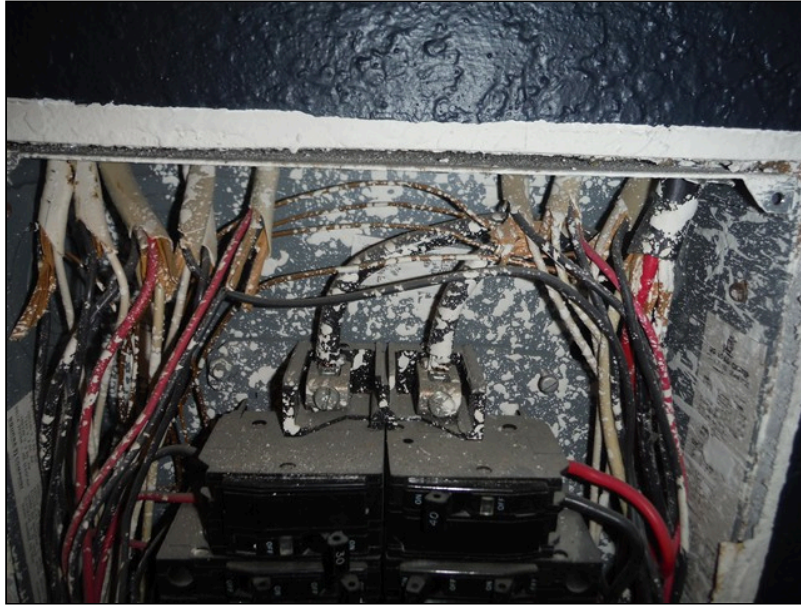
Findings

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The sub electrical panel is observed with paint or wall texture material sprayed into it. This was common practice at the time of original construction as it was not required to have the sub panel cover installed during painting and texturing the walls. Current standards do not allow any foreign materials such as texture or paint in an electric panel. We recommend further evaluation by a qualified licensed electrician for repair or replacement options.



9.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

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9.1 BRANCH CIRCUIT CONDUCTORS/ WIRING

BRANCH WIRE 15 AND 20 AMP: COPPER, PARTIALLY VISIBLE
WIRING METHODS: ROMEX, PARTIALLY VISIBLE

Findings
(1) Older homes did not have the same requirements as newer homes. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Older homes are not required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility. If concerned about the capacity of individual circuits for their capacities we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period.
(2) Due to wall coverings or other obstructions, the entire branch circuit wiring throughout the home was not possible to fully observe. Damage to the insulation or wiring itself can be present in a non-visible locations. You may wish to have the branch circuit wiring further explored to determine if any latent defects exist by a qualified licensed electrician prior to the end of your contingency period

9.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

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

9.3 SERVICE AND GROUNDING EQUIPMENT

9.4 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

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

Findings

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(1) Several receptacles in the garage were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs by a qualified licensed electrician.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

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



9.5 Item 3(Picture)

9.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Findings

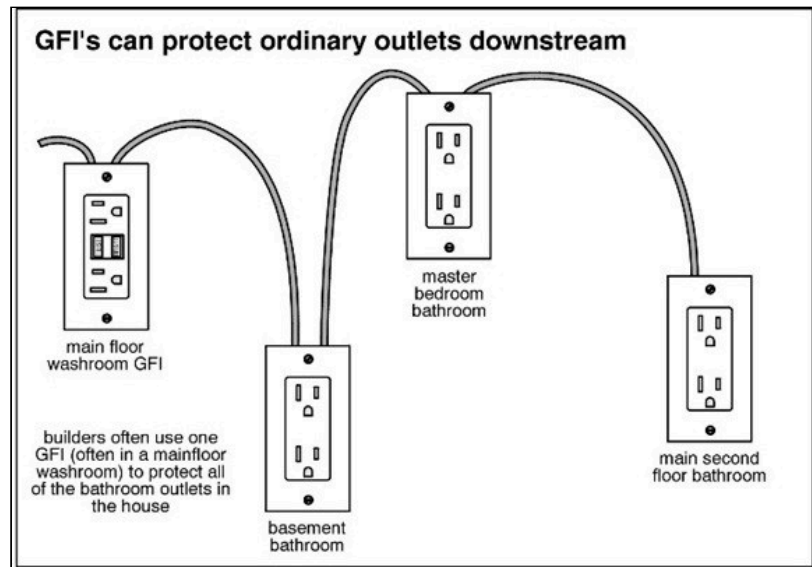
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IN NI NP RR IO Inspection Items

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

Note: We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.



9.6 Item 1(Picture)

9.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Findings

There is no AFCI protection installed for the bedrooms. This may have been common for the age of construction. However, AFCI's are currently required to be installed in this location. We recommend installing AFCI's where needed as an upgrade by a qualified licensed electrician for safety.

9.8 JUNCTION BOXES (OBSERVABLE)

Findings

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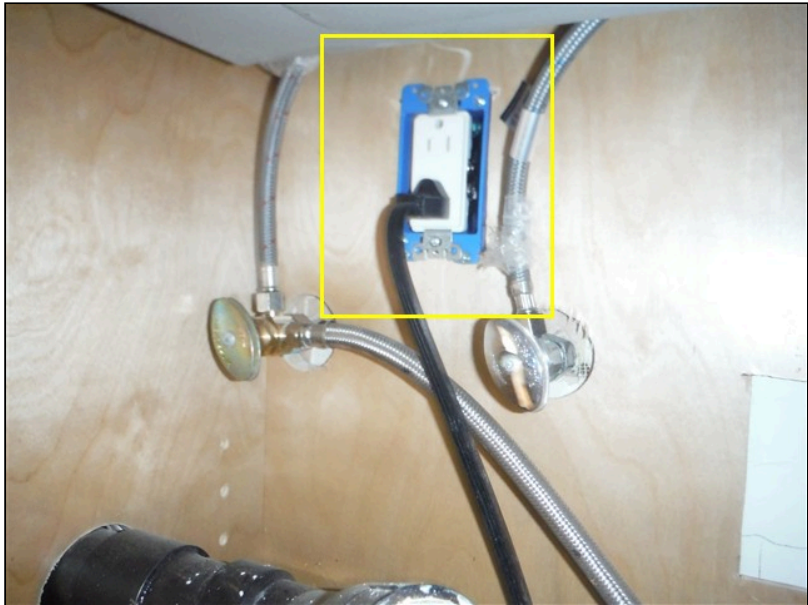
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One or more junction boxes are loose in the wall. This condition could put stress on the conductors which can lead to loose connections. We recommend having these junction boxes secured by a qualified person.



9.8 Item 1(Picture)

9.9 EXTERIOR LIGHTING

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Findings

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

Note: Some of the exterior lights may be controlled by daylight or dusk-to-dawn sensors. These lights are not tested. We recommend verifying that these lights are operational prior to the end of your contingency period.



9.9 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

10. Heating Equipment

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

Note: A limited visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features.

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IN NI NP RR IO Inspection Items

10.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR
ENERGY SOURCE: NATURAL GAS
AGE OF HEATER: GAS - OVER 20 YEARS OLD
NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): ONE
HEAT SYSTEM BRAND: GAFFERS & SATTLER

Findings

(1) The furnace appears to be older and I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period.



10.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) The furnace was unplugged at the time of the inspection. We do not restore fuel or power to appliances that are shut off; therefore, our review is limited. We recommend that you obtain verification of this system's performance prior to the end of your contingency period.



10.0 Item 2(Picture)

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



10.0 Item 3(Picture)

☐ ☐ ☐ ☒ ☐ 10.1 THERMOSTAT(S)

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IN NI NP RR IO Inspection Items

Findings
The thermostat did not work at the time of the inspection. Due to the condition the HVAC system could not be tested. We recommend repair or replacement of the thermostat and verifying that the HVAC system is operational prior to the end of your contingency period.



10.1 Item 1(Picture)

10.2 VENTS AND FLUES (HEATING SYSTEM)
FLUE MATERIAL: DOUBLE WALL METAL, TRANSITE
Findings

IN NI NP RR IO Inspection Items

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



10.2 Item 1(Picture)

10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, AIR FILTERS, REGISTERS, AND FAN COIL UNITS)

DUCTWORK: INSULATED, PARTIALLY VISIBLE

FILTER TYPE: WASHABLE

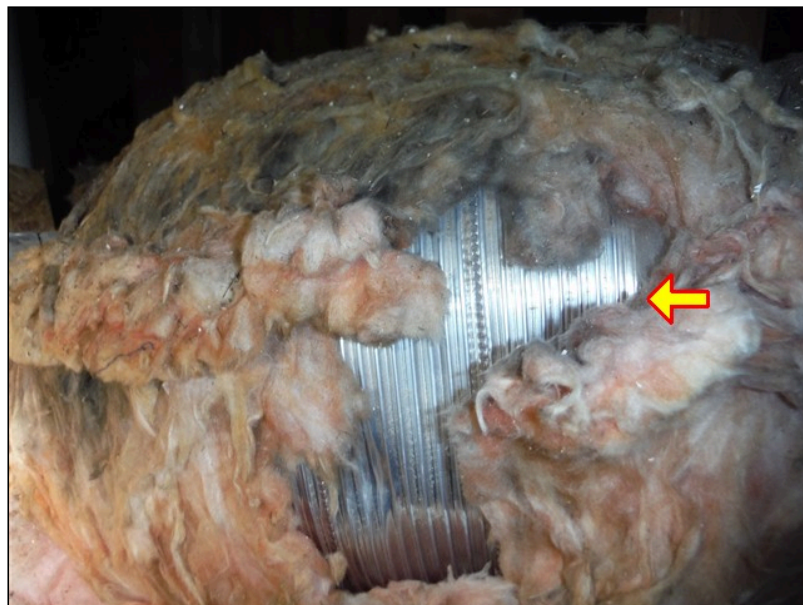
Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) The outer insulation covering on several of the air ducts in the attic space missing/damaged. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.



10.3 Item 1(Picture)



10.3 Item 2(Picture)

IN NI NP RR IO Inspection Items

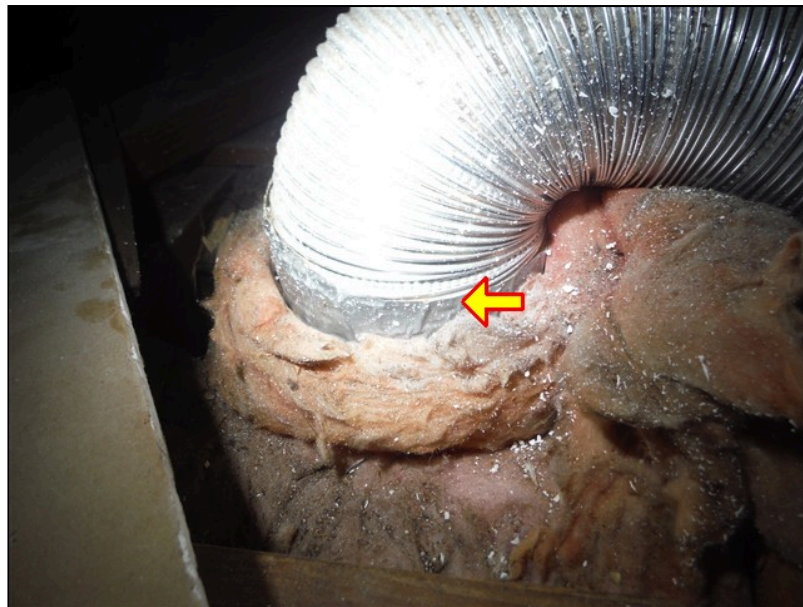
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IN NI NP RR IO Inspection Items

(2) Some of the ducts were sealed with duct tape. This was a poor practice as duct tape dries out and fails resulting in leaks in the system. Leaks reduce efficiency as the heated air which you pay for escapes into the attic. We recommend having a licensed HVAC contractor inspect and seal the ducts as needed.



10.3 Item 3(Picture)



10.3 Item 4(Picture)

IN NI NP RR IO Inspection Items

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

11. Cooling Equipment

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

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IN NI NP RR IO Inspection Items



11.0 COOLING EQUIPMENT

NUMBER OF A/C UNITS: NONE

Findings

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

IN NI NP RR IO Inspection Items

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

12. Structural Components

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior components, we recommend contacting the HOA.

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IN NI NP RR IO Inspection Items



12.0 STRUCTURE (GENERAL INFORMATIONAL)

ATTIC ACCESS/ LOCATION: SCUTTLE HOLE (HALLWAY)

Findings

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior structural component, we recommend contacting the HOA.



12.1 FOUNDATION

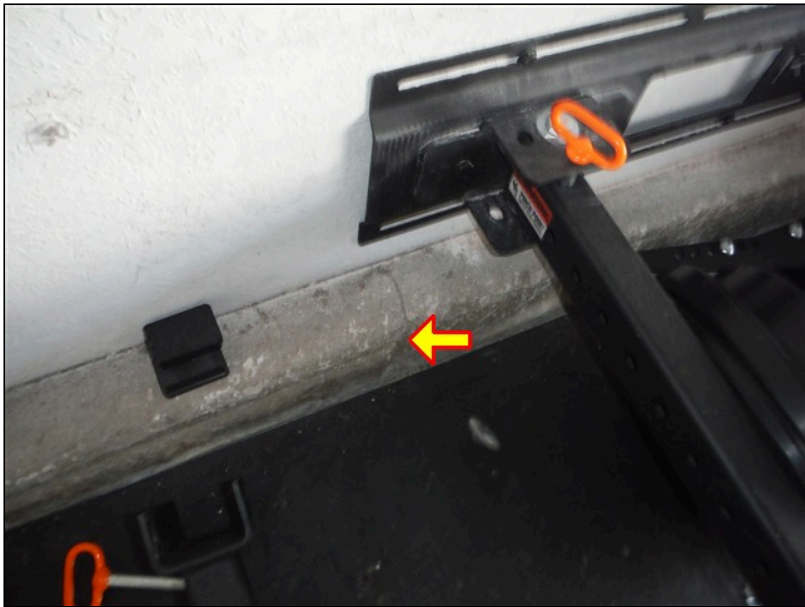
Findings

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IN NI NP RR IO Inspection Items

Hairline crack was observed in the garage stemwall (right side wall of the garage). Cracks like these are usually repaired with epoxy. However, the exact evaluation of the crack is beyond the scope of a general home inspection. We recommend inquiring with the HOA about any necessary repairs needed at this time.



12.1 Item 1(Picture)

IN NI NP RR IO Inspection Items

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This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior components, we recommend contacting the HOA.

13. Ventilation and Insulation

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

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IN NI NP RR IO Inspection Items

13.0 INSULATION IN THE ATTIC SPACE

R-VALUE (APPROXIMATE): APPROXIMATE R-19

Findings
(1) The insulation in the attic is contaminated from what appears to be past roof leaks. This area was tested and was found to be dry at the time of the inspection. No sampling or testing of the contamination is included with our general home inspection. We recommend testing performed by a qualified licensed specialist prior to the end of your

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contingency period if the buyer is concerned. We recommend that the insulation in this area be removed and replaced by a qualified contractor.



13.0 Item 1(Picture)

(2) Some of the batt insulation has been moved in the attic space for installation of recessed lights or other reasons. This insulation was not put back into position where needed. We recommend having the insulation distributed properly/ put back into place to improve the thermal efficiency of the house by a qualified person.



13.0 Item 2(Picture)

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IN NI NP RR IO Inspection Items

(3) Excessive debris noted in the attic. This is non standard. We recommend removal of the debris by a qualified person.



13.0 Item 3(Picture)

(4) View of the insulation in the attic. Appears to be functioning as intended **unless otherwise reported.**



13.0 Item 4(Picture)

13.1 DRYER VENT

Findings

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IN NI NP RR IO Inspection Items

The dryer vent piping is plastic vinyl and is not recommended due to the increased risk of fires associated with this type of dryer duct. We recommend changing to metal flex or a metal type vent piping.



13.1 Item 1(Picture)

13.2 BATHROOM VENTING

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

14. Built-In Kitchen Appliances

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

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IN NI NP RR IO Inspection Items

14.0 RANGE/ OVEN

RANGE/ OVEN/ COOKTOP: GAS, INDUCTION

Findings
The induction cooktop was not inspected at the time of inspection. These units are

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IN NI NP RR IO Inspection Items

outside the scope of a home inspection. We recommend having this cooktop tested by a qualified contractor before close of contingencies if the buyer is concerned.

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



14.0 Item 1(Picture)



14.0 Item 2(Picture)

14.1 DISHWASHER

Findings

A high loop or air gap device is required at the dishwasher drain line. The presence or absence of a high-loop could not be confirmed as none was observed in the cabinet.

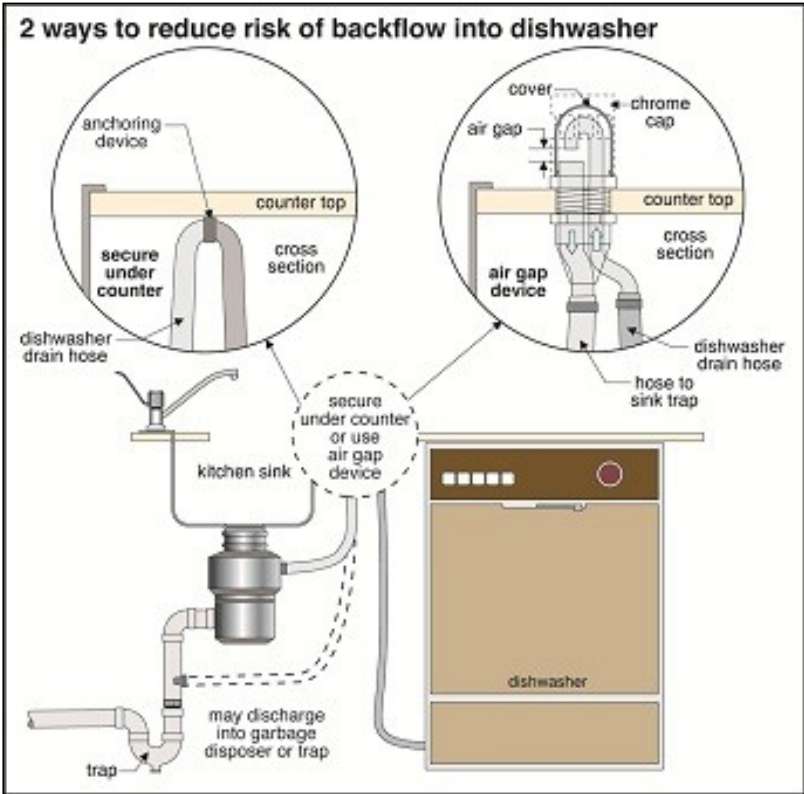
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IN NI NP RR IO Inspection Items

Some dishwashers may have a built-in high loop. Removing the dishwasher to determine proper installation is beyond the scope of our general home inspection. We recommend having an air gap device or high loop installed by a qualified licensed appliance contractor.

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



14.1 Item 1(Picture)

IN NI NP RR IO Inspection Items

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14.1 Item 2(Picture)

14.2 RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Findings

IN NI NP RR IO Inspection Items

The range exhaust vent has a corrugated flex / aluminum type duct. Most manufactures recommend a smooth wall rigid duct. Flexible metal ducts could cause grease build-up. We recommend replacing the duct to an approved rigid sheet metal duct by a qualified person.

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



14.2 Item 1(Picture)

14.3 FOOD WASTE DISPOSER

Findings

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IN NI NP RR IO Inspection Items

The food waste disposer cutting plates are rusted. We recommend replacing as needed by qualified person.

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



14.3 Item 1(Picture)

14.4 MICROWAVE (BUILT-IN)
Findings
No built-in microwave.

14.5 WASHING/ DRYER (CLOTHES)
DRYER POWER SOURCE: 220 VOLT ELECTRIC OR GAS, 3-PRONG 220 VOLT DRYER RECEPTACLE
Findings

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IN NI NP RR IO Inspection Items

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



14.5 Item 1(Picture)

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

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14.6 REFRIGERATOR

Findings

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

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

IN NI NP RR IO Inspection Items

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

15. Gas, Electric, Water Shut-Off Locations

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IN NI NP RR IO Inspection Items

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15.0 MAIN GAS SHUT-OFF VALVE

Findings
The main gas meter is located in a common area and was not inspected or identified as part of this inspection.

•

15.1 MAIN ELECTRICAL PANEL

Findings
The main electric panel is located in a common area and was not inspected or identified as part of this inspection.

•

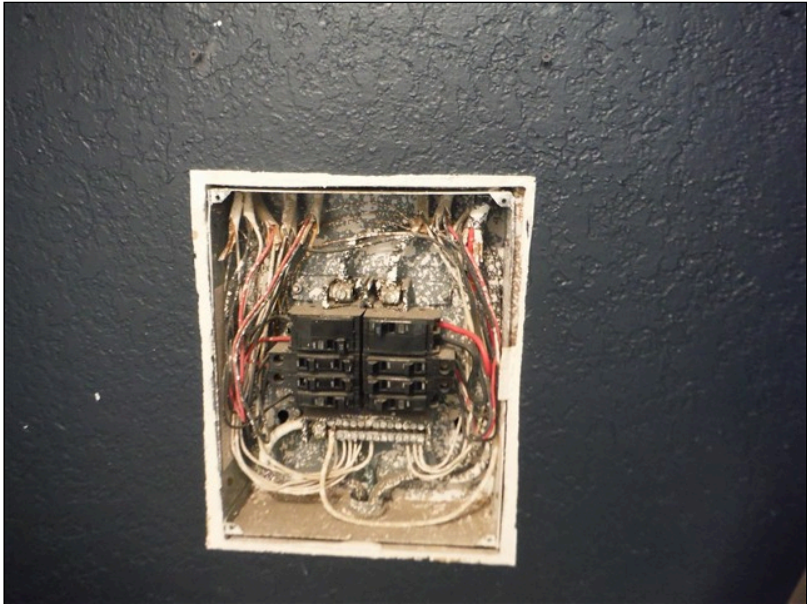
15.2 MAIN WATER SHUT-OFF

Findings
The main water shut-off is located in a common area and was not inspected or identified as part of this inspection.

•

15.3 SUB ELECTRICAL PANEL(S)

Findings
The sub panel is located in the hallway.



15.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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General Summary



All Pro Property Inspection

760-557-5571

Travis@allpropi.com

Customer

Keenan Kribs

Address

10280 Caminito Rio Branco
San Diego CA 92131

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

2. Exterior

2.2 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace

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

3. Garage

3.1 GARAGE VEHICLE DOOR OPENER(S)

Repair or Replace

(1) The garage door opener did not reverse when met with resistance. The force sensor prevents the garage door from becoming damaged, or from causing injury if the door is prevented from closing. We recommend having a qualified licensed garage door contractor service the garage door opener prior to the end of your contingency period so the door will reverse easily when met with resistance.

Note: Photo eye sensors are in place and will reverse the garage door.

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

3.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Repair or Replace

(1) There are one or more holes observed in the fire wall in the garage. Wherever the garage shares a wall with adjacent living space, the fire-rated sheetrock must be installed and intact for fire resistive performance. We recommend having the holes patched with fire-rated drywall or necessary corrections by a qualified licensed contractor.

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

3.4 GARAGE FLOOR/ SLAB

Repair or Replace

(1) Spalling/ flaking noted at the garage floor in areas. We recommend corrections as needed by a licensed concrete contractor.

3.5 FIRE-RATED DOOR

Repair or Replace

The door between the house and garage did not have a Fire Rating Certificate or Plate. Without a plate, I could not confirm whether the door meets fire code safety requirements. We recommend further evaluation by a licensed door contractor. The "fire door" is required to meet one of the following characteristics: 1-3/8 inch thick solid wood, 1-3/8 inch thick steel shell door with Honeycomb core, Fire-rated (with certificate plate). If the door is not rated as a fire door we recommend replacing by a qualified licensed door contractor for safety.

3.6 FIRE-DOOR CLOSING DEVICE

Repair or Replace

The self closing device at the fire door did not adequately close the door. The auto closer must close the door within 3 seconds with enough force to latch the door. We recommend adjusting or replacing the device or hardware by a qualified licensed door contractor.

4. Water Heater

4.0 MAIN WATER HEATER (CONTROLS)

Repair or Replace

(1) The temperature of the water was tested using a thermal camera at the time of the inspection and found to be above 125 degrees. Water temperatures above 125 degrees can cause scalding or burns. We recommend setting the water heater controls at 120 degrees for optimum efficiency.

(2) The water heater does not have a "Thermal Expansion Tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. In addition, this requirement is subject to your local municipal code. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may

be needed. We recommend installing a thermal tank by a qualified licensed plumber as an upgrade.
(3) A leak pan is not installed under the water heater. We recommend installing a leak pan under the water heater by a qualified licensed plumber.

4.1 MAIN WATER HEATER FLUE

Repair or Replace

A section of the water heater flue is a cementitious-type flue. Cementitious-type flues may contain asbestos and other hazards. The only way to confirm the presence or absence of asbestos is through lab testing. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. We recommend replacing this section of the water heater flue by a qualified licensed plumber.

4.2 MAIN WATER HEATER (PLATFORM & STRAPPING)

Repair or Replace

The water heater is properly strapped as required. However, there is a large gap behind the water heater and we recommend installing blocking in this gap by a qualified person to prevent the water heater from moving.

4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Repair or Replace

The water heater Temperature and Pressure (T&P) relief valve pipe short. The T&P pipe should extend within 6 inches of the floor. We recommend necessary corrections by a qualified licensed plumber.

5. Interiors

5.2 WALLS

Repair or Replace

(1) An elevated level of moisture was detected at the wall adjacent to the shower in the bathroom. This can be caused by plumbing leaks or water leaking through grout or the enclosure. There may be moisture damage behind the wall which is concealed, and cannot be identified within the scope of a home inspection. To determine if moisture damage exists inside the walls, a more invasive inspection is required. We recommend further evaluation by a leak detection company, remediation contractor, or a licensed general contractor and necessary repairs made as needed.

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

5.3 FLOOR COVERINGS

Repair or Replace

(1) The flooring is uneven in one or more areas . We recommend repairs or replacement by a qualified licensed flooring contractor.

(2) There is damaged flooring observed in one or more areas. We recommend necessary repairs or replacing by a qualified licensed flooring contractor.

(3) Gaps noted in the flooring in one or more areas. Unworkmanlike finish in these areas. We recommend repairs or replacement by a qualified licensed flooring contractor.

5.4 STEPS, STAIRWAYS, RAILINGS

Repair or Replace

(1) While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through. We recommend installing additional pickets, or other form of barrier to prevent injuries by a qualified licensed contractor.

(2) No handrail was present at the interior stairs as required for safety. A handrail is required at at least one side of the stairs when four or more steps. We recommend installing a handrail for safety by a qualified licensed contractor.

5.9 INTERIORS - OTHER

Repair or Replace

(1) There is acoustic texture present at the ceiling. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person. We recommend having the acoustic texture tested by a qualified person if concerned.

6. Fireplaces/ Chimneys

6.0 FIREPLACE(S)/ CHIMNEY(S)

Repair or Replace

Black soot buildup is observed on the family room gas fireplace logs. Black soot buildup may indicate that gas fire logs are not arranged or positioned according to manufacturer's installation specifications. If the gas logs are not positioned correctly, carbon monoxide could be produced. We recommend referring to the manufacturer's installation specifications or a qualified person for corrections.

6.1 DAMPER/ DAMPER CLAMP

Repair or Replace

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

7. Smoke/ CO Detectors

7.0 SMOKE DETECTORS

Repair or Replace

There are several smoke detectors missing where required. We recommend installing additional smoke detectors where needed to comply with current fire and safety standards and regulations.

7.1 CARBON MONOXIDE DETECTOR(S)

Repair or Replace

Carbon Monoxide detectors are not installed in this home or were not located at the time of the inspection. We recommend installing Carbon Monoxide detectors where needed prior to occupying the home.

Note: The quantity of Carbon Monoxide detectors that are required to be installed varies with each house. Larger houses, or those with multiple levels are required to have more CO detectors. A Carbon Monoxide detector is required on each level of a multi-level house and adjacent to each cluster of bedrooms.

8. Plumbing System

8.0 DRAIN, WASTE, AND VENT SYSTEMS

Repair or Replace

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

8.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

Inspected

(1) It was common practice for homes built from the 1950's through the 1990's to have some portions of the plumbing distribution system installed through the concrete slab which have been known to

deteriorate and result in leaks. During the inspection we tried to determine if any slab leaks may exist. At the time of the inspection we did not find any evidence of current leaks.

(2) The observable water distribution pipes are copper where viewable in the home. However, the complete water distribution piping is not viewable and the entire type of water distribution plumbing cannot be determined or confirmed at the time of the inspection. Some houses built in the 1980's through the early 1990's may have had a portion of the water distribution installed with polybutylene plumbing which has a higher probability of leaks. Confirming all the materials that may have been used throughout the entire plumbing system is not possible within the limitations and scope of a home inspection. We recommend asking the seller and/or qualified licensed plumber to identify or confirm what the entire water distribution piping materials were made of prior to the end of your contingency period. If the house does have polybutylene plumbing installed we recommend replacing by a qualified licensed plumber to help prevent future leaks.

8.2 CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)

Repair or Replace

Some of the angle stop valves are an older style gate valve. These gate valves can become "seized" due to lack of regular use and/ or calcium build up. We recommend replacing these older style gate valves with ball type water shut off angle stop valves by a qualified licensed plumber.

8.3 TUB/ SHOWER ENCLOUSER(S)

Repair or Replace

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

(2) The hall bathroom tub stopper is missing. We recommend replacement by a qualified person.

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

8.5 WATER PRESSURE/ REGULATOR

Not Inspected

The pressure regulator appears to be located in a common area. The regulator was not located or tested as part of this inspection. The water pressure did appear to be adequate at the time of the inspection. If the buyer is concerned we recommend inquiring with the HOA.

8.6 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Repair or Replace

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

9. Electrical System

9.0 MAIN AND SUB PANELS

Repair or Replace

The sub electrical panel is observed with paint or wall texture material sprayed into it. This was common practice at the time of original construction as it was not required to have the sub panel cover installed during painting and texturing the walls. Current standards do not allow any foreign materials such as texture or paint in an electric panel. We recommend further evaluation by a qualified licensed electrician for repair or replacement options.

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

Inspected

(1) Several receptacles in the garage were non operational when tested at the time of the inspection. We recommend further evaluation and necessary repairs by a qualified licensed electrician.

9.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

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

Note: We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

9.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Not Present

There is no AFCI protection installed for the bedrooms. This may have been common for the age of construction. However, AFCI's are currently required to be installed in this location. We recommend installing AFCI's where needed as an upgrade by a qualified licensed electrician for safety.

9.8 JUNCTION BOXES (OBSERVABLE)

Repair or Replace

One or more junction boxes are loose in the wall. This condition could put stress on the conductors which can lead to loose connections. We recommend having these junction boxes secured by a qualified person.

10. Heating Equipment

10.0 HEATING EQUIPMENT

Repair or Replace

(1) The furnace appears to be older and I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period.

(2) The furnace was unplugged at the time of the inspection. We do not restore fuel or power to appliances that are shut off; therefore, our review is limited. We recommend that you obtain verification of this system's performance prior to the end of your contingency period.

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

10.1 THERMOSTAT(S)

Repair or Replace

The thermostat did not work at the time of the inspection. Due to the condition the HVAC system could not be tested. We recommend repair or replacement of the thermostat and verifying that the HVAC system is operational prior to the end of your contingency period.

10.2 VENTS AND FLUES (HEATING SYSTEM)

Repair or Replace

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

10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, AIR FILTERS, REGISTERS, AND FAN COIL UNITS)**Repair or Replace**

- (1) The outer insulation covering on several of the air ducts in the attic space missing/ damaged. We recommend repairs or replacing as needed by a qualified licensed HVAC contractor.
- (2) Some of the ducts were sealed with duct tape. This was a poor practice as duct tape dries out and fails resulting in leaks in the system. Leaks reduce efficiency as the heated air which you pay for escapes into the attic. We recommend having a licensed HVAC contractor inspect and seal the ducts as needed.

12. Structural Components**12.1 FOUNDATION****Repair or Replace**

Hairline crack was observed in the garage stemwall (right side wall of the garage). Cracks like these are usually repaired with epoxy. However, the exact evaluation of the crack is beyond the scope of a general home inspection. We recommend inquiring with the HOA about any necessary repairs needed at this time.

13. Ventilation and Insulation**13.0 INSULATION IN THE ATTIC SPACE****Repair or Replace**

- (1) The insulation in the attic is contaminated from what appears to be past roof leaks. This area was tested and was found to be dry at the time of the inspection. No sampling or testing of the contamination is included with our general home inspection. We recommend testing performed by a qualified licensed specialist prior to the end of your contingency period if the buyer is concerned. We recommend that the insulation in this area be removed and replaced by a qualified contractor.
- (2) Some of the batt insulation has been moved in the attic space for installation of recessed lights or other reasons. This insulation was not put back into position where needed. We recommend having the insulation distributed properly/ put back into place to improve the thermal efficiency of the house by a qualified person.
- (3) Excessive debris noted in the attic. This is non standard. We recommend removal of the debris by a qualified person.

13.1 DRYER VENT**Repair or Replace**

The dryer vent piping is plastic vinyl and is not recommended due to the increased risk of fires associated with this type of dryer duct. We recommend changing to metal flex or a metal type vent piping.

14. Built-In Kitchen Appliances**14.1 DISHWASHER****Repair or Replace**

A high loop or air gap device is required at the dishwasher drain line. The presence or absence of a high-loop could not be confirmed as none was observed in the cabinet. Some dishwashers may have a built-in high loop. Removing the dishwasher to determine proper installation is beyond the scope of our general home inspection. We recommend having an air gap device or high loop installed by a qualified licensed appliance contractor.

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

14.2 RANGE HOOD/ VENT**Repair or Replace**

The range exhaust vent has a corrugated flex / aluminum type duct. Most manufactures recommend a smooth wall rigid duct. Flexible metal ducts could cause grease build-up. We recommend replacing the duct to an approved rigid sheet metal duct by a qualified person.

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

14.3 FOOD WASTE DISPOSER**Repair or Replace**

The food waste disposer cutting plates are rusted. We recommend replacing as needed by qualified person.

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

14.5 WASHING/ DRYER (CLOTHES)**Not Inspected**

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

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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