

Home Inspections San Diego

Property Inspection Report



122 Elder Avenue , Chula Vista, CA 91910
Inspection prepared for: Shannon Medina
Real Estate Agent: Patrick Adams -

Date of Inspection: 7/17/2026 Time: 12:00 p.m.

Inspector: Darren Ott
License # C.S.L.B. # 832865 - N.A.C.H.I. # 09060106
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Scope of the Inspection: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client's written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

Client's Duty: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive finds of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

Environmental Conditions: Client agrees what are being contracted for are a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

General Provisions: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This Inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date.

Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integral agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all the parties hereto.

No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to inspect that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all the terms, conditions, limitations, exceptions, and

exclusions of this Agreement.

Limitations of Liability: Client hereby acknowledges and agrees that the limits of liability of Home Inspections San Diego for any purpose will be limited to the sum equal to the amount of the inspection fee paid by the Client for the inspection report. The liability of Home Inspections San Diego is strictly limited to the specific areas which were inspected. If a mechanical device malfunctions, the Client agrees that Home Inspections San Diego is not liable unless it can be conclusively shown, with clear and convincing evidence, that function for which it was intended at the time of the inspection. All complaints must be received within one year of the inspection.

Home Inspections San Diego will have no liability for failing to detect a defect, malfunction, inoperative condition or necessity for repair where the defect, malfunction, inoperative condition or need for repair was concealed or covered up, whether intentional or otherwise. The client agrees Home Inspections San Diego will have no liability for incidental or consequential damages.

HOME INSPECTIONS SAN DIEGO DOES NOT GUARANTEE OR WARRANT THE CONDITION OF THE PROPERTY. The client agrees that HOME INSPECTIONS SAN DIEGO assumes no liability or responsibility for the cost of repairing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY OR PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. HOME INSPECTIONS SAN DIEGO IS NOT AN INSURER OF ANY INSPECTED CONDITION.

RESTRICTION/ LIMITATIONS:

This is a visual inspection. The purpose of the inspection is to report the general condition of the home and identify and disclose major defect and deficiencies of the inspected systems and components, which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor cosmetic defects.

Therefore, please be aware of the following limitations of this service: It is not a code-compliance inspection and does not include any research such as the necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who will evaluate soil conditions, determine differential settling or structural movement, test the quality of the air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood destroying organisms

Severability: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

Mediation: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

Arbitration: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator.

The arbitrator shall manage and hear the case apply the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Judicial Arbitration and Mediation Service (JAMS®)

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement listed on page 1, 2 and 3 and voluntarily agrees to be bound thereby and to pay the fee listed above.

THIS REPORT IS NOT A SUBSTITUTE FOR THE DISCLOSURES (SELLER AND AGENTS) REQUIRED BY CIVIL CODE 112et.seq. NOR IS IT A SUBSTITUTE FOR THE REAL ESTATE TRANSFEREE DISCLOSURE STATEMENT (TDS-14). PLEASE CONSULT WITH YOUR AGENT TO IDENTIFY WHICH PARTIES ARE RESPONSIBLE FOR DISCLOSING THOSE ASPECTS OF THIS TRANSACTION THAT WOULD BE OF IMPORTANCE TO YOU.

Report Summary

The summary below consists of potentially significant findings. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all the issues. We recommend the repair or repairs done by a licensed contractor. The summary page findings will have photos attached in the inspection report which we recommend you review. The observations and comments will be followed by the location of the area. Inspectors working for Home Inspections San Diego inspect properties in accordance with the Standards of Practice of N.A.C.H.I., the National Association of Certified Home Inspectors. Items that are excluded (not inspected) are indicated in the Standards of Practice and the Limitations above each section inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector will not comment on insignificant deficiencies, but rather, confine the observations to truly significant deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

Roof		
Page 13 Item: 3	Flat roof	• The flat roof shows signs of deterioration to the mineral surface. We recommend that you have a licensed roofing contractor evaluate the flat roof as it is reaching the end of its serviceable life and may require repair and or replacement. Note: A repair appears to have been made to this roof. Location: Flat roof at the rear addition and cricket (flat roof that separates at te to gable roofs in the center of the home).
Page 14 Item: 6	Flashing	• A gas and electrical pipe is installed on the roof top which needs to be sealed and or secured at the roof intersection. We recommend service for this condition by a licensed contractor.
Page 15 Item: 7	Roof to wall flashing	• The roof to wall flashing is in need of additional sealant and or flashing. We recommend that you have a licensed roofing contractor evaluate this condition as it may cause water intrusion into the living structure. Location: Front of the roof at the garage intersection.
Page 16 Item: 8	Skylight	• The inner seal of a skylight and or skylights shows signs of deterioration. We recommend you have a licensed roofing contractor further evaluate this condition to ensure they are watertight. Due to the overall condition of the skylights', service and or replacement may be necessary. Location: Throughout the roof. Note: The dome skylight at the center of the roof appears be in good condition.
Exterior Areas		

Page 20 Item: 1	Stucco	• The stucco color coat the exterior of the home shows signs of weathering to its finish. (Stains on the exterior finish). This condition should be noted as fogging and or service to the color coat may be necessary to correct these areas. Please consult with licensed stucco contractor on the correction of this condition. Location: Front of the home at the garage intersection. Note: This appears to have been caused by a leak at the rain gutter and or improperly installed kick out flashing. • The current condition of the stucco color shows signs of flaking. This condition may have been caused by an improper application of paint and or moisture behind the stucco surface. This condition should be noted as it may require scraping of the stucco, installation of texture and color coat or painting to match. We recommend the overall condition of the stucco in this area evaluated by a licensed stucco contractor. Location: Front of the home (right side of the garage).
Page 23 Item: 3	Wood siding /condition	• The siding located on the left side of the home is in need of nailing. • The overall condition of the wood siding's paint is fair as sections may require additional paint, paint touch up and or service. Location: Rear of the home at the gable end.
Page 25 Item: 4	Fascia/Soffit	• A screen and or screens for the eaves venting is damaged. Replacement or repair is recommended as it could promote insect and or pest intrusion into the attic area. Location: Right side of the home and at the electrical to junction box intersection at the right side of the home. • The fascia board and eaves shows signs of weathering and may require future maintenance, painting and or service. We recommend a licensed painting contractor evaluate the overall condition of the fascia board and eaves. Location: Throughout.
Page 26 Item: 8	Electrical	• A G.F.C.I. outlet and or outlets attached to the exterior of the home were not functioning at the time of the inspection. We recommend you have this condition further evaluated by a licensed electrician. Location: Rear of the home. • Current standards require a G.F.C.I. outlet to be installed in all areas that are exposed to water and is recommended for safety. The current outlet or outlets attached to the exterior of the home are not G.F.C.I. protected. We recommend you have this condition corrected by a licensed electrician as it could pose a safety concern. Location: Front of the home attached to sprinkler system. Note: This outlet is ungrounded which we recommend you have grounded.
Page 27 Item: 11	Sliding door	• The dual glazed sliding glass door has a broken hermetic seal. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed. The condition should be noted as it may require future repair and or replacement. We recommend you have a licensed door contractor evaluate the overall condition of this door. Location: Bedroom 4.

Grounds

Page 29 Item: 4	Flatwork/Steps	• The brick walkway located at the front of the home shows signs of settling. This walkway is not considered part of the foundation, but this should be noted as it could pose a trip hazard.
Page 32 Item: 9	Sprinklers	• We recommend you consult with the existing homeowner and or seller regarding the functionality of the sprinkler system as the sprinkler system is above the scope of the home inspection.
Page 32 Item: 10	Exterior Hose bib Condition	• A hose bib has been installed with galvanized pipe t-fitting that is rusted. This condition should be noted and replacement to the galvanized pipe may be necessary in the near future. Location: Rear of the home.
Page 33 Item: 11	Water Pressure	• Standards require that water pressure should be at 40-80 psi. The current pressure is above the standards. • 90 p.s.i.
Page 33 Item: 12	Pressure Regulator	• The water pressure tested at the hose bib is 90 psi. Standards recommend the water pressure between 40-80 psi. with the current water pressure within the standards. We were unable to locate the water pressure regulator and or there is not one present. We recommend the addition of a water pressure regulator to ensure the water pressure does not exceed the recommended amount as it could cause damage to the copper water lines.
Page 33 Item: 13	Room Additions	• An addition has been added to the home (family room, master bedroom suite and bedroom 4 suite). Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable. We are unable to determine if this addition is considered part of the square footage of the home.
Heat/A.C.		
Page 35 Item: 1	Heater condition	• Due to the age of the heating and air conditioning. We recommend you have this unit serviced by a licensed H.V.A.C. contractor, to ensure it is in good working order, and determine its approximate life expectancy; this would also include, the air volume at the registers'.
Page 36 Item: 2	Wall mount heater	• We have not tested the functionality of the wall mount gas furnace. The gas shut off valve have been turned to the off position. Home Inspections San Diego does not turn any valves that have been placed to the off position as it could pose a safety concern for the inspector. The local utility company (SDG&E) offers a free evaluation of heating units which we recommend. Location: Master bedroom.
Page 36 Item: 4	Air filter	• The air filter and or air filters are dirty and in need of replacement and or cleaning.
Page 36 Item: 7	Cooling operation	• A vented trap should be installed on the primary drain line exiting drain line of the heating and cooling system. We recommend a licensed H.V.A.C. contractor evaluate and correct this condition. • The primary drain line drains onto the roof top. We recommend a licensed H.V.A.C. contractor evaluate this condition to prevent water puddling next to the unit. The possible extension into a rain gutter and then diverted away from the foundation may be necessary.

Page 37 Item: 8	Power	• The electrical conduit for the heating and cooling unit located on the roof is not tightly secured to the unit (missing the correct attachment nut at the conduit to unit intersection) which we recommend you have corrected as it could pose a safety concern.
Water Heater		
Page 40 Item: 7	Main water valve	• A gate valve was installed for the main water shut off; a ball is recommended. We recommend the correction of this condition by a licensed plumber. We have not tested the functionality of this valve as it is prone to leakage if disturbed. Location: Front of the home.
Electrical		
Page 43 Item: 3	Breakers/wiring	• We recommend you label all the breakers and their exact location to comply with the current standards.
Bathrooms		
Page 44 Item: 3	Bathroom ceiling	• Repair was made to the drywall ceiling and or walls and the texture does not match exactly. We recommend the ceiling texture repaired to match and painted. Location: Bathroom 3.
Page 45 Item: 4	Bathroom wall	• The drywall located at the right side of the shower opening shows signs of drywall damage. Due to the current condition of the drywall in this area; repair to the drywall texture and painting is necessary. Location: Masterbathroom.
Page 45 Item: 5	Tile or stone flooring condition	• Newer and or upgraded tile flooring was installed on the bathroom floor and there are pieces that are uneven. (High and low spots). This condition should be noted as it could pose a potential trip hazard. Location: Bathroom 2.
Page 47 Item: 10	Sink	• A vanity sink and or sinks were draining slowly at the time of the inspection. We recommend a licensed plumber evaluate this condition as there may be an obstruction located in the sink drain. Location: Bathroom 2 and 3.
Page 47 Item: 11	Drain stop	• The mechanical stopper for the bathtub drain is not functioning. This condition should be noted as repair and or replacement may be necessary. We recommend you have a licensed plumber further evaluate this condition. Location: Bathroom 2. • Damaged item: Bathtub drain stop. Repair and or replacement necessary. Location: Bathroom 2.
Page 48 Item: 13	Bath tub plumbing	• The center handle water diverter for the shower in the bathroom tub-shower does not function properly. It is allowing a small quantity of water to continue flowing through the bath spout, after the water has been diverted to the shower head. This condition should be noted as the internal components may require repair and or replacement. Location: Bathroom 2.
Page 48 Item: 14	Shower head	• The shower head wall spout is loose at the wall connection. The repair of this condition would be to fasten the shower copper water supply line to a solid framing member in the wall cavity. Location: Bathroom 2.
Page 49 Item: 15	Shower valve	• Damaged and or missing item: Center diverter handle. Replacement recommended. Location: Bathroom 3.

Page 49 Item: 16	Shower wall condition	• The shower wall is in need of additional grout and or sealant at the bathtub intersection as the current seal is worn. Location: Bathroom 2. • The shower wall grout, tile and shower base are in need of cleaning. Location: Masterbathroom. • The floor of the shower is in need of additional grout and or sealant at the floor to wall intersection. Location: Bathroom 3.
Page 51 Item: 18	Electrical condition	• An ungrounded G.F.C.I. outlet and or outlets are present in the bathroom. Location: Bathroom 2. • We strongly recommend that the receptacle outlet and or outlets in the bathroom(s) to be provided with G.F.C.I. protection for safety. Location: Bathroom 3.
Interior Rooms		
Page 53 Item: 4	Ceiling condition	• The property is an older home with hairline cracks in the ceiling and or walls. We are unable to determine the cause of this condition as many older homes contain these types of settling cracks. This condition should be noted as we cannot guarantee if these settling lines are repaired they will not reappear. We recommend a licensed drywall evaluate and repair this area. Location: Living room.
Page 55 Item: 9	Door condition	• The pocket door is not functioning at the time of the inspection. This condition should be noted as it will require service. Location: Living room to kitchen.
Page 56 Item: 13	Fireplace condition/type	• Home Inspections San Diego offers a basic survey of the chimney. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components. The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all fireplaces, chimneys, gas appliances and vents. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at for your safety. • There was soot or creosote buildup was observed within the chimney flue. We recommend you have a licensed chimney specialist further evaluate this condition as the chimney flue may require cleaning. Note: Glass was added at the inside of the fireplace which we recommend you have removed and the the fireplace box inspected to enure it is safe for use.
Page 58 Item: 19	Electrical outlets	• The hot (black) and neutral (white wire) have been reversed on the interior room outlet and or outlets (reversed polarity). We recommend you have this condition corrected by a licensed electrician. Location: Bedroom 2.
Attic		
Page 60 Item: 3	Underlayment	• There are stains on the plywood in the attic area. This appears as though it may have been caused by a roof leak (at the vent flashings, skylights and or roofing material). We recommend you have the roofing material; including, the vent flashings', skylights' and roofing material evaluated by a licensed roofing contractor. Location: Masterbedroom closet.

Page 61 Item: 5	Insulation	• The insulation in the attic is displaced. We recommend this insulation returned to its original state for energy efficiency of the home. Location: Masterbedroom closet.
Page 61 Item: 8	Exhaust Vent	• A discarded and or non functional heat vent remains in the attic. This type of piping is comprised of Transite, which contains asbestos. If this pipe is to be removed, we recommend it removed and discarded by a licensed specialist. Location: Main hallway attic access.
Kitchen		
Page 64 Item: 3	Tile flooring	• A hairline crack and or cracks is present in the tile flooring. This condition should be noted as repair to the tile(s) and additional grout to the surrounding tiles is necessary. Location: Kitchen. Amount more than 6. We recommend you consult with a licensed contractor regarding this condition.
Page 65 Item: 9	Electrical	• A G.F.C.I. outlet and or outlets were not functioning at the time of the inspection. We recommend you have this condition corrected by a licensed electrician. Location: Kitchen sink backspalsh.
Page 65 Item: 11	Microwave	• A newer microwave has been installed above the stove/cooktop and the height from the stove to the base of the cabinet is lower than standard. The current standards recommend that a microwave is to be installed between 16-18 inches above the cooktop unless listed on the unit. Therefore, we recommend you consult with the existing homeowner regarding the manufactures specifications to ensure this microwave has not been installed too close to the stove/cooktop surface.
Laundry		
Page 67 Item: 6	Dryer/exhaust venting	• We recommend the dryer vent cleaned if it has not be done within the past 12 months.
Garage		
Page 70 Item: 3	Wall condition	• There is plaster and or drywall damage present on the garage wall(s) and this area has not been returned to its original state. Repair to the plaster and or drywall in these areas would be necessary. Location: Behind the washing machine.
Page 72 Item: 6	Fire door	• The entry door (fire door) from the garage into the house appears to be fire rated, but is not self-closing. We recommend you have this condition corrected (repair and or the addition self closing hinges) to comply with current safety standards.
Page 73 Item: 15	Electrical outlets	• We strongly recommend that the receptacle outlet and or outlets on the garage walls to be provided with G.F.C.I. protection for safety.
Foundation		
Page 77 Item: 7	Vent Screens	• A foundation ventilation screen and or screen is damaged and or missing. We recommend you repair and or the addition of the vent screens as they could promote animal/pest intrusion under the raised foundation. Location: Right side of the home at the electrical junction box intersection.

Page 78 Item: 8	Access Panel	• The wood access panels' for the raised foundation openings are older and do not fit tight at the openings'. Future repair and or replacement to the access covers' may be necessary and is recommended.
Page 79 Item: 9	Foundation Plumbing	• Plumbing- Main drain line. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. Due to the age of the home, we recommend you have a video-scan of the main drain line performed, to ensure there are no damaged sections of the cast iron piping and or A.B.S. plumbing. • There has been new A.B.S. piping installed under the raised foundation and this piping has not been supported every 4 feet which is recommend to comply with the current standards. Location: Throughout the raised foundation. • The correct type of plastic drain pipe support (ABS drain pipe) was not installed. Listed plastic hangers are recommended and to be installed every four feet. Location: Throughout the raised foundation.

Inspection Details

1. Main entry faces

Main entry faces: Orientation comments in this report will be given as if facing the front of the house from the street (front, left, right, and rear) unless otherwise specified., East

2. Home Type

Home Type: Single Family Home

3. Stories

Stories: 1

4. Space below grade

Space below grade: Slab on grade. • Raised foundation.

5. Soil conditions

Good	Fair	Poor	N/A	None
X				

Observations: Dry

6. Weather

Weather: Sunny

7. Occupancy

Occupancy: The existing homeowner's personal belongings remain in the home and the inspection was limited.

8. Attendance

In Attendance: Client present

9. Inspection cost

Inspection cost: Paid with cash at time of inspection. • \$ 600.00

Roof

The foregoing is an opinion of general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during inspection. Inspector is not required to walk on any high-pitched roof surfaces or roof areas that appear to be unsafe. Examination of interior chimney flue(s) to determine the presence or absence of flue liners is not included in this inspection. Testing of gutters, downspouts, and subsurface drain piping is beyond the scope of the inspection. Any roof that is over 10 years of age, has two or more layers of composition shingles installed on the roof surface and or has been installed over a wood shake or shingle roof we cannot guarantee it will be free of leaks. The average life expectancy of a flat roof is 10 years. The average life expectancy of a clay/concrete tile roof's underlayment is 15-20 years years in age. Therefore, any concrete and or clay tile roof that falls within this age bracket, we cannot guarantee the life expectancy of the roof's underlayment. If a roof falls within the years listed above a licensed roof contractor should evaluate the overall condition of the roof; including, the roof material, underlayment, vent flashings, skylights and any flat sections of roofing material.

1. Roof Age

Good	Fair	Poor	N/A	None
	X			

Observations: Informational- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Materials:

- Composition shingles.

Observations:

- Age of the roof: The current age of the roof is less than 10 years old.

2. Composition Shingles

Good	Fair	Poor	N/A	None
	X			

Observations:

- Picture of the composition shingle roof.
- The roofing material was not installed with a starter strip and not tightly secured at the eaves. We recommend you have a licensed roofing contractor evaluate this condition. Location: Left side of the home, but we recommend the entire roof inspected for this condition.
- The roof was partially replaced. Please consult with the home owner on the exact age of the roof.



The roofing material was not installed with a starter strip and not tightly secured at the eaves.

We recommend you have a licensed roofing contractor evaluate this condition. Location: Left side of the home, but we recommend the entire roof inspected for this condition.



Picture of the composition shingle roof.

3. Flat roof

Good	Fair	Poor	N/A	None
	X			

Observations:

- Informational- Flat roofs are designed to be waterproof, not just water resistant, and to last approximately ten years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently.

- The flat roof shows signs of deterioration to the mineral surface. We recommend that you have a licensed roofing contractor evaluate the flat roof as it is reaching the end of its serviceable life and may require repair and or replacement. Note: A repair appears to have been made to this roof. Location: Flat roof at the rear addition and cricket (flat roof that separates at te to gable roofs in the center of the home).

4. Roof access

Good	Fair	Poor	N/A	None
X				

Observations:

- A physical inspection has been made on the roofing material.

5. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations:

- A venting pipe and or pipes located on the top of the roof does not extend 6 inches from the roof's surface. We recommend you have this condition further evaluated by a licensed roofing contractor to ensure it complies to the current standards. Location: Center of the roof at th cricket intersection.
- An older style of cast iron and or steel venting remains on the roof's surface. This type of venting may require future replacement. We recommend a licensed plumber evaluate the overall condition of these vents. Location: Right side of the roof.



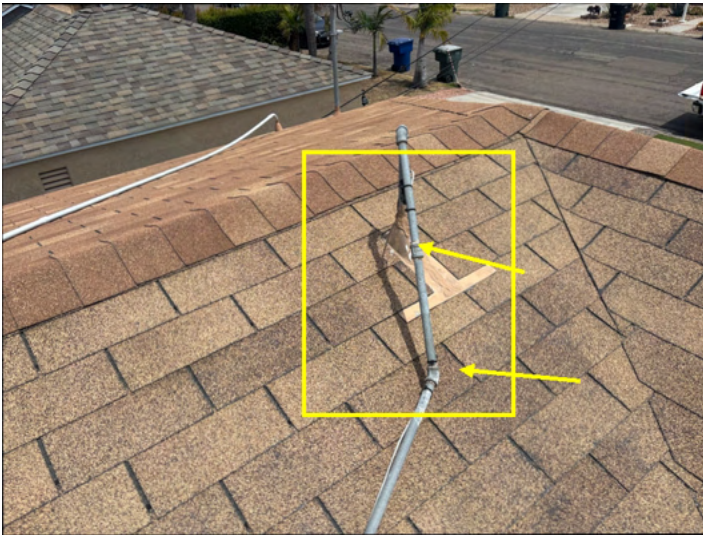
A venting pipe and or pipes located on the top of the roof does not extend 6 inches from the roof's surface. We recommend you have this condition further evaluated by a licensed roofing contractor to ensure it complies to the current standards. Location: Center of the roof at th cricket intersection.

6. Flashing

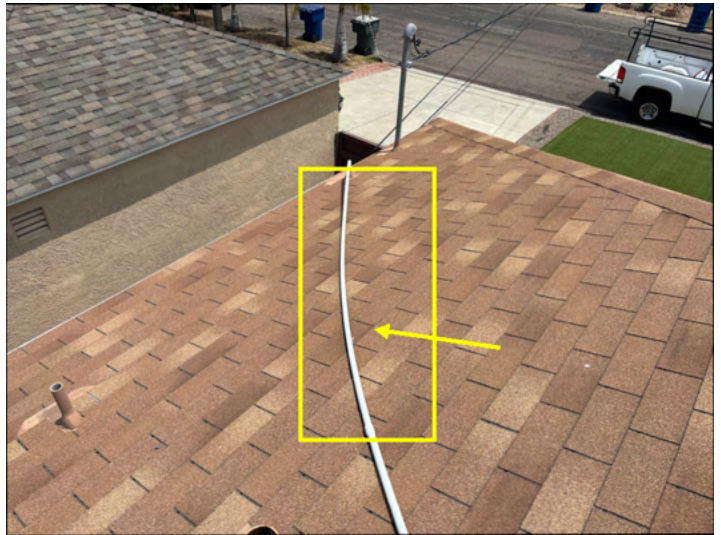
Good	Fair	Poor	N/A	None
	X			

Observations:

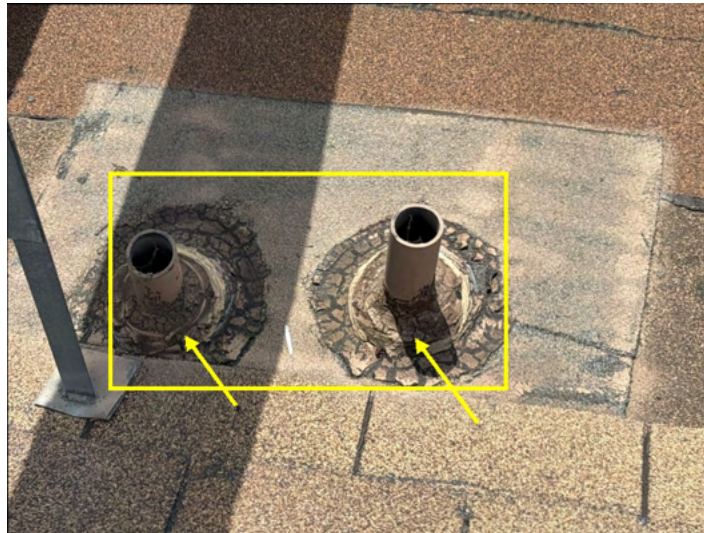
- A vent pipe and or pipes has been heavily sealed with mastic and there are no visible flashing, a condition that could lead to future leakage. We recommend that the vent pipe further evaluated by a licensed roofing contractor and flashing added is this area. Location: Flat roof.
- A gas and electrical pipe is installed on the roof top which needs to be sealed and or secured at the roof intersection. We recommend service for this condition by a licensed contractor.



A gas and electrical pipe is installed on the roof top which needs to be sealed and or secured at the roof intersection. We recommend service for this condition by a licensed contractor.



A gas and electrical pipe is installed on the roof top which needs to be sealed and or secured at the roof intersection. We recommend service for this condition by a licensed contractor.



A vent pipe and or pipes has been heavily sealed with mastic and there are no visible flashing, a condition that could lead to future leakage. We recommend that the vent pipe further evaluated by a licensed roofing contractor and flashing added in this area. Location: Flat roof.

7. Roof to wall flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

• The roof to wall flashing is in need of additional sealant and or flashing. We recommend that you have a licensed roofing contractor evaluate this condition as it may cause water intrusion into the living structure. Location: Front of the roof at the garage intersection.



The roof to wall flashing is in need of additional sealant and or flashing. We recommend that you have a licensed roofing contractor evaluate this condition as it may cause water intrusion into the living structure. Location: Front of the roof at the garage intersection.

8. Skylight

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- There is exposed wood at the base of the skylight at the right side of the home which may require future service and or flashing.
- The inner seal of a skylight and or skylights shows signs of deterioration. We recommend you have a licensed roofing contractor further evaluate this condition to ensure they are watertight. Due to the overall condition of the skylights', service and or replacement may be necessary. Location: Throughout the roof. Note: The dome skylight at the center of the roof appears be in good condition.



The inner seal of a skylight and or skylights shows signs of deterioration. We recommend you have a licensed roofing contractor further evaluate this condition to ensure they are watertight. Due to the overall condition of the skylights', service and or replacement may be necessary. Location: Throughout the roof. Note: The dome skylight at the center of the roof appears be in good condition.



There is exposed wood at the base of the skylight at the right side of the home which may require future service and or flashing.

9. Chimney condition

Good	Fair	Poor	N/A	None
X				

10. Rain Gutters

Good	Fair	Poor	N/A	None
	X			

Observations:

- A rain gutter and or gutters are full of debris, tree leaves and or soil which we recommend you clean to facilitate proper drainage.



A rain gutter and or gutters are full of debris, tree leaves and or soil which we recommend you clean to facilitate proper drainage.

11. Rain gutter downspout

Good	Fair	Poor	N/A	None
	X			

Observations:

- As a preventive measure we recommend that you have a water diverter and or splash blocks installed at the bottom of the downspouts in order to help divert water away from the house foundation.
- Missing item: Rain gutter 90 degree elbow. Location: Rear of the roof. We recommend the addition of an elbow in the area to promote positive drainage away from the house foundation.



As a preventive measure we recommend that you have a water diverter and or splash blocks installed at the bottom of the downspouts in order to help divert water away from the house foundation.

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Exterior Areas

Areas hidden from view by vegetation or stored items cannot be judged and aren't part of this inspection. Minor cracks are typical in all stucco surfaces. If the exterior of the stucco was painted prior to the inspection it may conceal deviations in the stucco surface. Foundation may have minor cracks and typically do not represent a structural problem. If major cracks are present, along with bowing an engineer should be consulted. Evaluation of proper function of the shutters, awnings, storm doors, storm windows, and similar accessories are not included in this report nor the test or operation of security doors, devices, or systems. Inspectors are not required to evaluate the presence, extent, and type of insulation or vapor barriers in the exterior walls nor for safety type glass or the integrity of thermal windows seals or damaged glass. All exterior grades should allow for surface and roof water flow away from the foundation. Exterior siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style, Louisiana Pacific and or Masonite siding, where failure and deterioration provided the grounds for a class action law suit. In many cases the markings for the type of siding is concealed at the rear of the siding and we are unable to determine if it is a recalled siding; it may be listed as only siding in this report. This condition should be noted and further evaluation is recommended by a licensed siding specialist. Even with modern composition siding, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower course at the ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash blocks or wet grass. Swelling and deterioration may otherwise result. Exterior lighting attached to the home and or structure may be on a light sensor that is only activated in darkness. Therefore, we recommend you have the seller and or owner of the home demonstrate the functionality of all exterior motion and or sensor lights.

1. Stucco

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Informational- Stress fractures in the stucco around the windows and doors are a result of movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.
- There is hole and or holes in the stucco. We recommend the correction of this condition by a licensed stucco contractor to prevent water intrusion into the wall cavity. Location: Right side of the home.
- There are stains present at the base of the home on the stucco. This condition appears to have been caused by not having rain gutters installed and or damaged rain gutters. We recommend the addition and or the repair of the rain gutters to prolong the life expectancy of the stucco. Location: Right side of the home.
- The section and or sections of color coat (top layer of the stucco finish) is missing and or shows signs of wear. Repair to the color coat in this area would be necessary. We recommend you have this condition evaluated by a licensed stucco contractor. Location: Right side of the home.
- The stucco color coat the exterior of the home shows signs of weathering to its finish. (Stains on the exterior finish). This condition should be noted as fogging and or service to the color coat may be necessary to correct these areas. Please consult with licensed stucco contractor on the correction of this condition. Location: Front of the home at the garage intersection. Note: This appears to have been caused by a leak at the rain gutter and or improperly installed kick out flashing.
- The current condition of the stucco color shows signs of flaking. This condition may have been caused by an improper application of paint and or moisture behind the stucco surface. This condition should be noted as it may require scraping of the stucco, installation of texture and color coat or painting to match. We recommend the overall condition of the stucco in this area evaluated by a licensed stucco contractor. Location: Front of the home (right side of the garage).



The stucco color coat the exterior of the home shows signs of weathering to its finish. (Stains on the exterior finish). This condition should be noted as fogging and or service to the color coat may be necessary to correct these areas. Please consult with licensed stucco contractor on the correction of this condition. Location: Front of the home at the garage intersection. Note: This appears to have been caused by a leak at the rain gutter and or improperly installed kick out flashing.



The section and or sections of color coat (top layer of the stucco finish) is missing and or shows signs of wear. Repair to the color coat in this area would be necessary. We recommend you have this condition evaluated by a licensed stucco contractor. Location: Right side of the home.



There is hole and or holes in the stucco. We recommend the correction of this condition by a licensed stucco contractor to prevent water intrusion into the wall cavity. Location: Right side of the home.



The current condition of the stucco color shows signs of flaking. This condition may have been caused by an improper application of paint and or moisture behind the stucco surface. This condition should be noted as it may require scraping of the stucco, installation of texture and color coat or painting to match. We recommend the overall condition of the stucco in this area evaluated by a licensed stucco contractor. Location: Front of the home (right side of the garage).



There are stains present at the base of the home on the stucco. This condition appears to have been caused by not having rain gutters installed and or damaged rain gutters. We recommend the addition and or the repair of the rain gutters to prolong the life expectancy of the stucco. Location: Right side of the home.

2. Stucco screed

Good	Fair	Poor	N/A	None
			X	

Observations:

- The current stucco has been installed without a stucco/weep screed. The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stucco house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stucco walls but, also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces. This condition was common in older homes and should be noted.



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3. Wood siding /condition

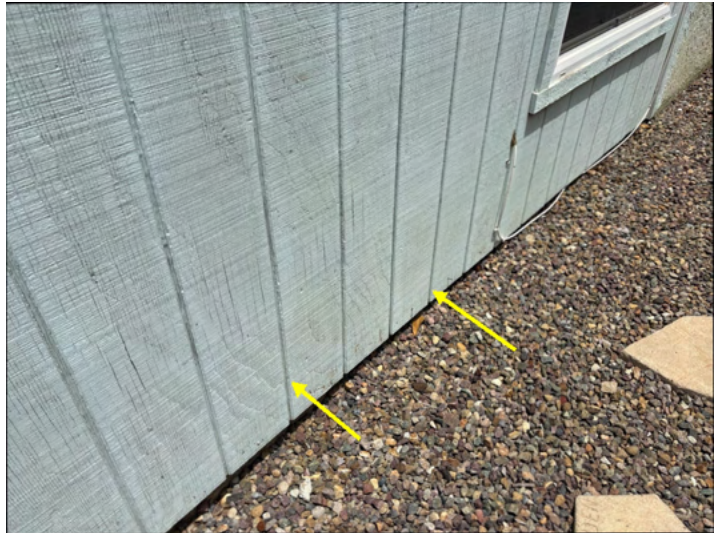
Good	Fair	Poor	N/A	None
	X			

Observations:

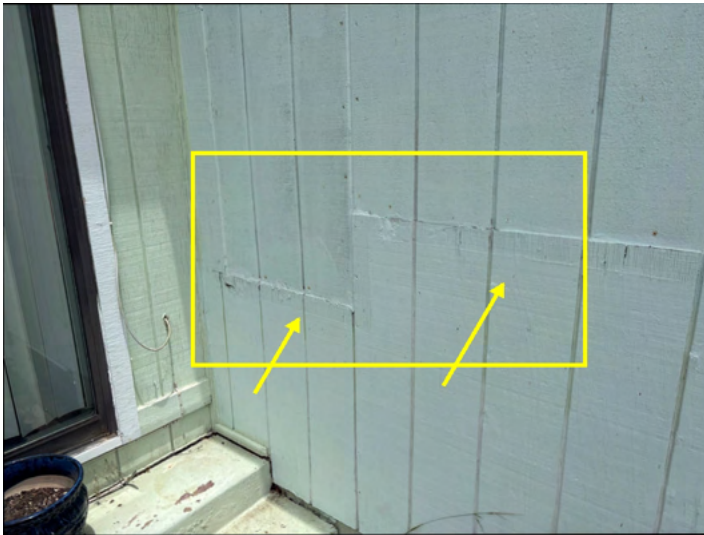
- Informational: There has been wood siding installed on the property. As with all wood products periodic maintenance is necessary. Note: The original wood siding remains on the structure. Not all minor deviations in the siding are listed in this report. Location: Throughout.
- There is wood siding on the right side of the home. This siding shows signs of insect and or water damage. This condition should be noted and may require future maintenance. Please review the termite report regarding this condition as Home Inspections San Diego doesn't perform any insect and or water damage inspections.
- A repair was made to the wood siding at the rear of the home and the texture does not match exactly.
- The siding located on the left side of the home is in need of nailing.
- The overall condition of the wood siding's paint is fair as sections may require additional paint, paint touch up and or service. Location: Rear of the home at the gable end.



The overall condition of the wood siding's paint is fair as sections may require additional paint, paint touch up and or service. Location: Rear of the home at the gable end.



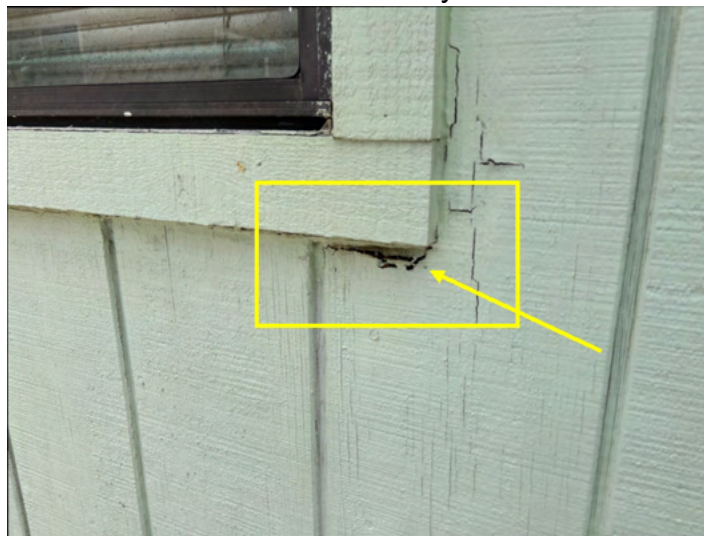
The siding located on the left side of the home is in need of nailing.



A repair was made to the wood siding at the rear of the home and the texture does not match exactly.



There is wood siding on the right side of the home. This siding shows signs of insect and or water damage. This condition should be noted and may require future maintenance. Please review the termite report regarding this condition as Home Inspections San Diego doesn't perform any insect and or water damage inspections.



There is wood siding on the right side of the home. This siding shows signs of insect and or water damage. This condition should be noted and may require future maintenance. Please review the termite report regarding this condition as Home Inspections San Diego doesn't perform any insect and or water damage inspections.

4. Fascia/Soffit

Good	Fair	Poor	N/A	None
	X			

Observations:

- The fascia material is comprised of wood.
- The eaves are comprised of wood.
- A screen and or screens for the eaves venting is damaged. Replacement or repair is recommended as it could promote insect and or pest intrusion into the attic area. Location: Right side of the home and at the electrical to junction box intersection at the right side of the home.
- The fascia board and eaves shows signs of weathering and may require future maintenance, painting and or service. We recommend a licensed painting contractor evaluate the overall condition of the fascia board and eaves. Location: Throughout.



A screen and or screens for the eaves venting is damaged. Replacement or repair is recommended as it could promote insect and or pest intrusion into the attic area. Location: Right side of the home and at the electrical to junction box intersection at the right side of the home.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Window/Awning/Shutter condition

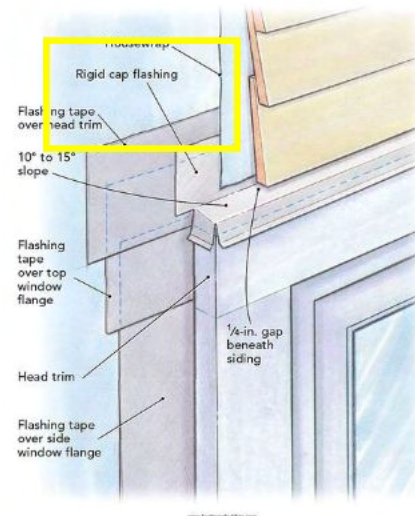
Good	Fair	Poor	N/A	None
	X			

Observations:

- Newer vinyl retrofit windows are installed on the property and appear to be in functioning condition. We recommend you consult with the existing homeowner and or seller regarding any guarantees and or warranties on their installation and workmanship.
- The header flashing is missing at the wood window frame intersection. We recommend you have this condition corrected by a licensed contractor to prevent water intrusion inside the wall cavity. Location: Throughout.
- The inner seal of the window shows signs of deterioration. This condition has not affected the functionality of the windows, but should be noted and may require future service. Possible replacement to the windows glass; as fogging to the glass may occur is the seal completely fails. Due to the current condition of the seals, we recommend you have the windows evaluated by a licensed window contractor. Location: Masterbathroom.



The header flashing is missing at the wood window frame intersection. We recommend you have this condition corrected by a licensed contractor to prevent water intrusion inside the wall cavity. Location: Throughout.



The header flashing is missing at the wood window frame intersection. We recommend you have this condition corrected by a licensed contractor to prevent water intrusion inside the wall cavity. Location: Throughout.

7. Window material

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vinyl windows
- Aluminum windows

8. Electrical

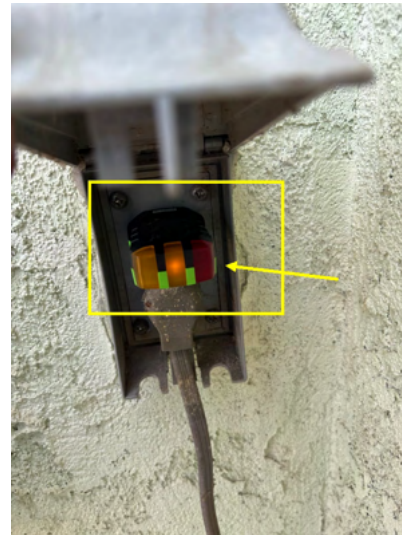
Good	Fair	Poor	N/A	None
	X			

Observations:

- A G.F.C.I. outlet and or outlets attached to the exterior of the home were not functioning at the time of the inspection. We recommend you have this condition further evaluated by a licensed electrician. Location: Rear of the home.
- Current standards require a G.F.C.I. outlet to be installed in all areas that are exposed to water and is recommended for safety. The current outlet or outlets attached to the exterior of the home are not G.F.C.I. protected. We recommend you have this condition corrected by a licensed electrician as it could pose a safety concern. Location: Front of the home attached to sprinkler system. Note: This outlet is ungrounded which we recommend you have grounded.



A G.F.C.I. outlet and or outlets attached to the exterior of the home were not functioning at the time of the inspection. We recommend you have this condition further evaluated by a licensed electrician. Location: Rear of the home.



Current standards require a G.F.C.I. outlet to be installed in all areas that are exposed to water and is recommended for safety. The current outlet or outlets attached to the exterior of the home are not G.F.C.I. protected. We recommend you have this condition corrected by a licensed electrician as it could pose a safety concern. Location: Front of the home attached to sprinkler system. Note: This outlet is ungrounded which we recommend you have grounded.

9. Lighting

Good	Fair	Poor	N/A	None
	X			

Observations:

- A sensor light and or lights attached to the exterior of the home. Please have the seller of the home demonstrate their functionality. Location: All sensor lights.

10. Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- A screen and or screens were missing screens at the time of the inspection. Complete replacement of the screen and their frame is necessary. Estimated. Amount: 1 screen.
- A screen and or screens were missing screens at the time of the inspection. Complete replacement of the screen and their frame is necessary. Estimated. Amount: 2-3 screens.

11. Sliding door

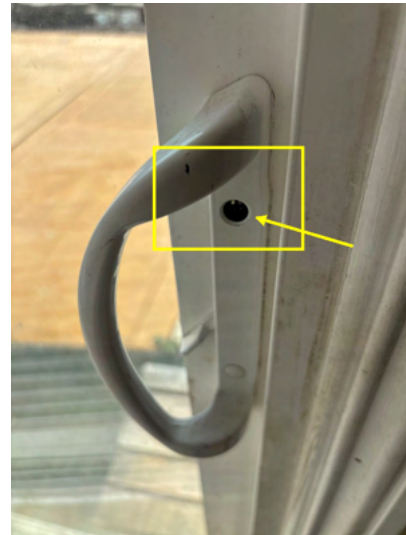
Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing item: Plastic door lock cap. Location: Bedroom 3 sliding door.
- The dual glazed sliding glass door has a broken hermetic seal. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed. The condition should be noted as it may require future repair and or replacement. We recommend you have a licensed door contractor evaluate the overall condition of this door. Location: Bedroom 4.



The dual glazed sliding glass door has a broken hermetic seal. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed. The condition should be noted as it may require future repair and or replacement. We recommend you have a licensed door contractor evaluate the overall condition of this door. Location: Bedroom 4.



Missing item: Plastic door lock cap. Location: Bedroom 3 sliding door.

12. Screen door

Good	Fair	Poor	N/A	None
	X			

Observations:

- The screen door is detached from the door frame. Installation of the screen door is necessary. Location: Bedroom 3.
- A screen door and or doors were missing at the time of the inspection. Replacement of the entire screen door is necessary to correct this condition. Location: Masterbedroom.

13. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the conditions on any underground piping, including municipal water and sewer service piping or septic system. Decks and porches are often built close to the ground, where no view or access is possible and the inspection is limited. These areas, as well as others, too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Exterior storage sheds, workshops, and other buildings and playground equipment, barbecues, skate ramps, fire rings, step lights, fountains, fishponds, stair chairlifts are not included in this report. We routinely recommend that inquiry be made with seller about knowledge of any prior foundation or structural repairs. Exterior grounds watering systems including sprinklers and anti-siphon valves are not included in the home inspection and we recommend you consult with the existing homeowner and or seller regarding the use of these items. We recommend that the installation of walkways and or flatwork to be a minimum of 2 inches below the stucco screed and 4 inches should be maintained from the soil to the base of the stucco screed. By not adhering to these guidelines future damage to the stucco screed and or water intrusion into the structure may occur.

1. Lot Drainage

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Informational- Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property should have soils that slope away from the residence and the interior floors should be several inches higher than the exterior grade.

2. Grounds/Soil

Good	Fair	Poor	N/A	None
X				

3. Vegetation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Turf is installed at the rear of the home. Please consult with the seller on its installation and if any guarantees or warranties are applicable. Note: The current turf shows signs of wear to its finish and voids are present under sections of the turf.

4. Flatwork/Steps

Good	Fair	Poor	N/A	None
	X			

Observations:

- The brick walkway located at the front of the home shows signs of settling. This walkway is not considered part of the foundation, but this should be noted as it could pose a trip hazard.



The brick walkway located at the front of the home shows signs of settling. This walkway is not considered part of the foundation, but this should be noted as it could pose a trip hazard.

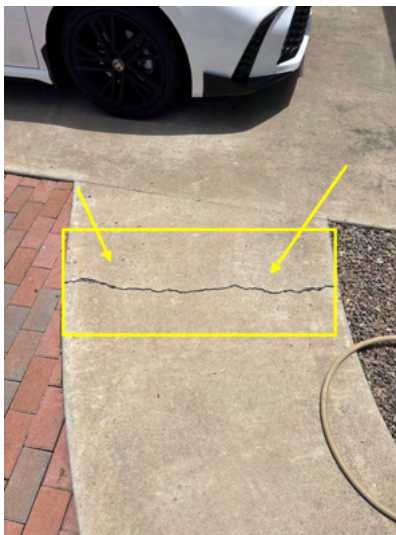
The brick walkway located at the front of the home shows signs of settling. This walkway is not considered part of the foundation, but this should be noted as it could pose a trip hazard.

5. Driveway/Walkway condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- The walkway shows minor settling cracks. The walkway is not part of the foundation, but this condition should be noted.



The walkway shows minor settling cracks. The walkway is not part of the foundation, but this condition should be noted.

6. Fencing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Original/older wood fencing remains on the property. Due to the current condition of the fencing, replacement may be necessary as sections/pieces of the fencing are damaged and their posts show signs of wear. Due to the overall condition of the fencing, we recommend it evaluated by a licensed fencing contractor. Location: Left side and rear of the property.
- Chain link



Original/older wood fencing remains on the property. Due to the current condition of the fencing, replacement may be necessary as sections/pieces of the fencing are damaged and their posts show signs of wear. Due to the overall condition of the fencing, we recommend it evaluated by a licensed fencing contractor. Location: Left side and rear of the property.



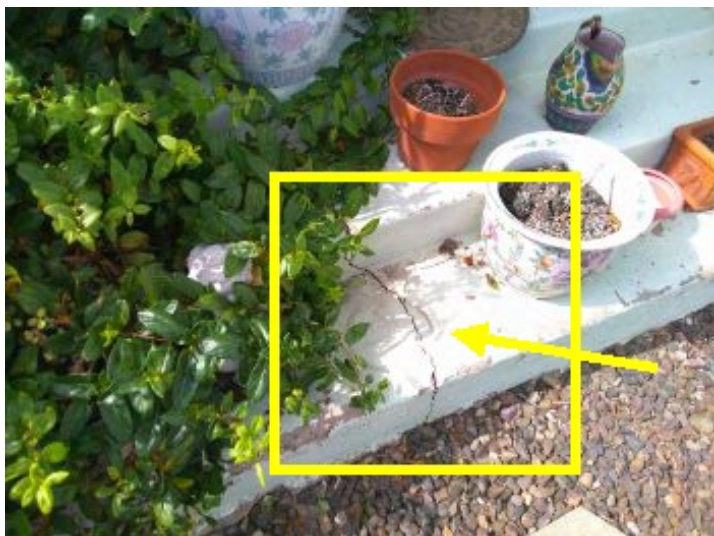
Original/older wood fencing remains on the property. Due to the current condition of the fencing, replacement may be necessary as sections/pieces of the fencing are damaged and their posts show signs of wear. Due to the overall condition of the fencing, we recommend it evaluated by a licensed fencing contractor. Location: Left side and rear of the property.

7. Deck/Stairs/Railing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Concrete steps.
- The overall condition of the concrete steps is fair as they: are settling away from the home, shows signs of settling and may not have the correct flashing installed at the house intersection. We recommend a licensed contractor evaluate the overall condition of these concrete steps.



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8. Gate Material/Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain link
- A gate and or gates were locked and we were unable to test its functionality. Location: Right side of the home.

9. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

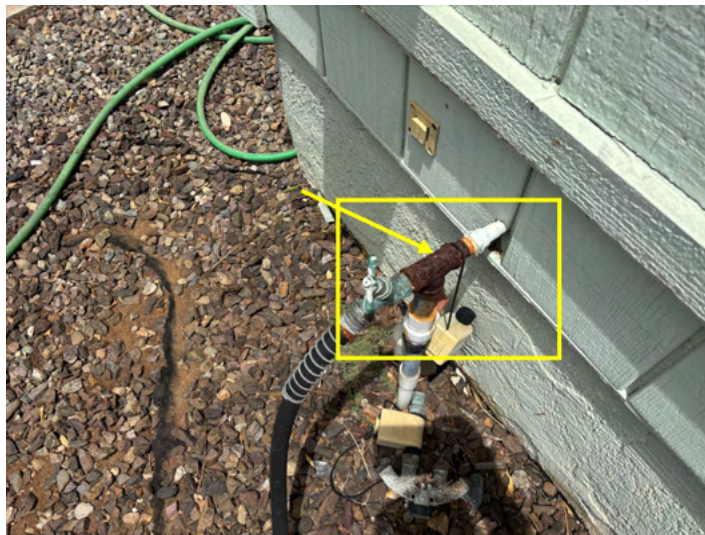
- Informational- As with all sprinkler systems we recommend they are turned down and away from the siding and fencing to prolong the life expectancy of these items.
- A sprinkler system is installed on the property. However, since evaluation of any type of grounds watering system is outside the scope of a home inspection, you may wish to have a landscaping contractor evaluate the system. In any event, it is important that you make sure the sprinklers do not spray against the stucco or create water pooling around the base of the home, as water can cause damage to the foundation and exterior, and can also lead to moisture intrusion and mold growth within the home.
- We recommend you consult with the existing homeowner and or seller regarding the functionality of the sprinkler system as the sprinkler system is above the scope of the home inspection.

10. Exterior Hose bib Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- A hose bib has been installed with galvanized pipe t-fitting that is rusted. This condition should be noted and replacement to the galvanized pipe may be necessary in the near future. Location: Rear of the home.



A hose bib has been installed with galvanized pipe t-fitting that is rusted. This condition should be noted and replacement to the galvanized pipe may be necessary in the near future. Location: Rear of the home.

11. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Standards require that water pressure should be at 40-80 psi. The current pressure is above the standards.
- 90 p.s.i.



Standards require that water pressure should be at 40-80 psi. The current pressure is the above the standards.



90 p.s.i.

12. Pressure Regulator

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water pressure tested at the hose bib is 90 psi. Standards recommend the water pressure between 40-80 psi. with the current water pressure within the standards. We were unable to locate the water pressure regulator and or there is not one present. We recommend the addition of a water pressure regulator to ensure the water pressure does not exceed the recommended amount as it could cause damage to the copper water lines.

13. Room Additions

Good	Fair	Poor	N/A	None
			X	

Observations:

- An addition has been added to the home (family room, masterbedroom suite and bedroom 4 suite). Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable. We are unable to determine if this addition is considered part of the square footage of the home.



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Heat/A.C.

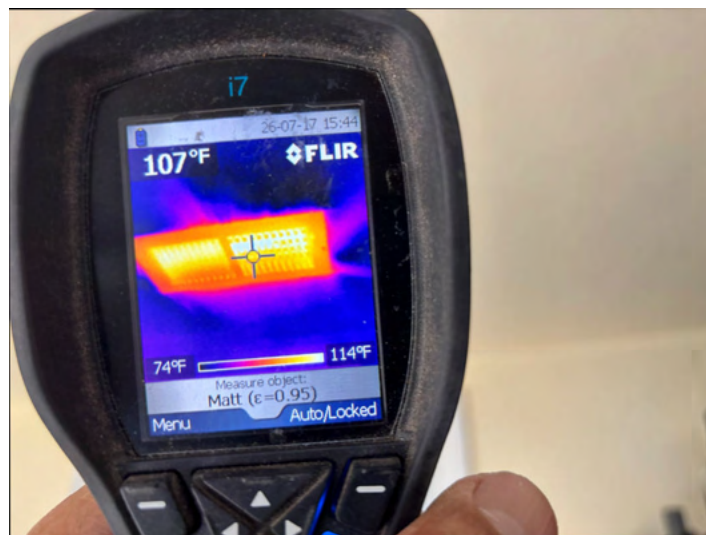
The inspector is not equipped to inspect furnace heat exchanges for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot light or test safety devices. Determining if furnaces are free and clean of carbon monoxide or other gases is beyond the scope of this report. Asbestos materials have been commonly used in heating systems. The presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibrations or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Pressure test on A/C systems is not included in this report; therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not part of this inspection; we do not determine the tonnage and or the B.T.U. required for the square footage of the home. Normal service and maintenance is recommended on a yearly basis. Current standards do require a heating unit installed an interior closet to be sealed at the base of the heating unit to the platform and have weatherstripping at the door; although, this may not have been required at the time of construction of the home. Your local utility company offers a free examination of the heating unit which we recommend you have prior to the close of escrow to ensure the heating unit is safe for use. The remaining service life of a air-conditioner coil, condenser unit and heating unit is not determinable if the unit is 15 years or older. Therefore, we recommend you purchase a home warranty as items of this age may require future repair.

1. Heater condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Informational- As with all heating and air conditioning units we recommend that SDG &E or a licensed contractor evaluate or service them on a yearly basis.
- The temperature at the registers was 105-110 degrees.
- Due to the age of the heating and air conditioning. We recommend you have this unit serviced by a licensed H.V.A.C. contractor, to ensure it is in good working order, and idetermine its approximate life expectancy; this would also include, the air volume at the registers'.



The temperature at the registers was 105-110 degrees.

2. Wall mount heater

Good	Fair	Poor	N/A	None
			X	

Observations:

- We have not tested the functionality of the wall mount gas furnace. The gas shut off valve have been turned to the off position. Home Inspections San Diego does not turn any valves that have been placed to the off position as it could pose a safety concern for the inspector. The local utility company (SDG@E) offers a free evaluation of heating units which we recommend. Location: Masetrbedroom.

3. Registers/ducting

Good	Fair	Poor	N/A	None
	X			

Observations:

- Type of ducting: Flexible.

4. Air filter

Good	Fair	Poor	N/A	None
	X			

Observations:

- The air filter(s) should be cleaned and or replaced every 3-4 months depending on usage.
- The air filter and or air filters are dirty and in need of replacement and or cleaning.

5. Thermostat

Good	Fair	Poor	N/A	None
	X			

Observations:

- The thermostat functions, but is an older style and may require future replacement.

6. Type of cooling system

Good	Fair	Poor	N/A	None
X				

Observations:

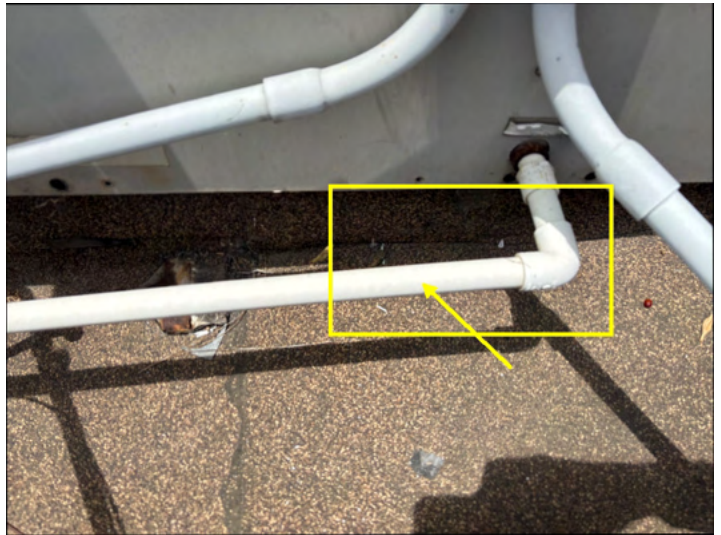
- Type of cooling system- Electric

7. Cooling operation

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The temperature at the registers on the cool setting is 54-60 degrees.
- A vented trap should be installed on the primary drain line exiting drain line of the heating and cooling system. We recommend a licensed H.V.A.C. contractor evaluate and correct this condition.
- The primary drain line drains onto the roof top. We recommend a licensed H.V.A.C. contractor evaluate this condition to prevent water puddling next to the unit. The possible extension into a rain gutter and then diverted away from the foundation may be necessary.



The primary drain line drains onto the roof top. We recommend a licensed H.V.A.C. contractor evaluate this condition to prevent water puddling next to the unit. The possible extension into a rain gutter and then diverted away from the foundation may be necessary.

A vented trap should be installed on the primary drain line exiting drain line of the heating and cooling system. We recommend a licensed H.V.A.C. contractor evaluate and correct this condition.



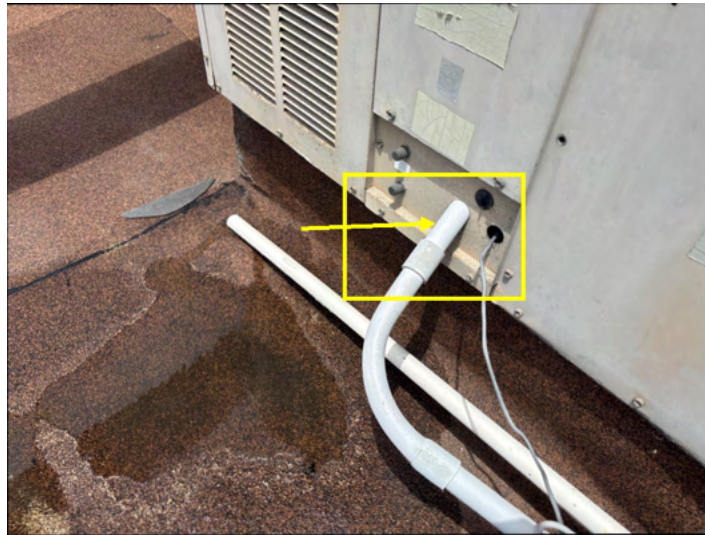
The temperature at the registers on the cool setting is 54-60 degrees.

8. Power

Good	Fair	Poor	N/A	None
	X			

Observations:

- The electrical conduit for the heating and cooling unit located on the roof is not tightly secured to the unit (missing the correct attachment nut at the conduit to unit intersection) which we recommend you have corrected as it could pose a safety concern.



The electrical conduit for the heating and cooling unit located on the roof is not tightly secured to the unit (missing the correct attachment nut at the conduit to unit intersection) which we recommend you have corrected as it could pose a safety concern.

9. A.C. Condenser unit condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- The air conditioner condenser unit is in satisfactory condition, but does show signs of rusting on the fan motor housing.



The air conditioner condenser unit is in satisfactory condition, but does show signs of rusting on the fan motor housing.

10. Heating/Cooling age

Good	Fair	Poor	N/A	None
			X	

Age:

- Heating and cooling unit age: Unable to determine exact age as the number on the identification plate are worn. Possibly over twenty years of age.

Water Heater

Water quality or hazardous material (lead) testing is available from local testing labs. All underground piping related to water supply, waste or sprinkler use is excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic), solar water heater system(s), water softener system and fire sprinkler system(s) are not part of this inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement. Water heater is observed visually, no visual inspection or test for lead paint, mold spores or other hazardous organic or inorganic materials will be performed. This inspection does not include any carbon monoxide or gas testing. Polybutylene Supply lines- This type of piping was installed in homes between 1978 and 1995. They are easily recognizable as a flexible, gray, blue, or black plastic, which include metal fittings that are connected by aluminum or copper bands. However, they should not be confused with PVC pipe, which is white and rigid and commonly used for irrigation. In many instances these lines may be concealed behind drywall or insulation and we are unable to locate them. **If the home inspected was built during this era, we recommend you consult with the existing homeowner or seller regarding any knowledge that this type of piping has been installed in the home. If the homeowner or seller has no knowledge of this condition, we recommend a licensed plumbing contractor evaluate the entire home for this type of water piping. (whether listed in the report or not). Polybutylene water supply lines have been known to be problematic and may require replacement. For more information you can view the web site: www.polybutylene.com/poly.html**

1. Water heater

Good	Fair	Poor	N/A	None
X				

Observations:

- Informational- There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So, it is always wise to have them installed over a drain pan plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior.
- Water heater identification tag.
- A new and or upgraded water heater is installed in the garage. We recommend that you obtain documentation for your records, which will confirm that the work was done by a licensed professional and if any guarantees or warranties are applicable.



Water heater identification tag.

2. Water heater age

Good	Fair	Poor	N/A	None
X				

Observations:

- Water heater age: 2025.
- The average life expectancy of a water heater is between 8-12 years.

3. Venting

Good	Fair	Poor	N/A	None
X				

4. Water heater BTU/ Type

Good	Fair	Poor	N/A	None
X				

Water heater: B.T.U. and Type.

- Bradford White- Serial # URG140T6N and Model # BC54954588.
- Water heater B.T.U.: 34,000 B.T.U.
- Gas

5. Water heater location

Good	Fair	Poor	N/A	None
X				

Location:

- Garage

6. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

7. Main water valve

Good	Fair	Poor	N/A	None
	X			

Observations:

- A gate valve was installed for the main water shut off; a ball is recommended. We recommend the correction of this condition by a licensed plumber. We have not tested the functionality of this valve as it is prone to leakage if disturbed. Location: Front of the home.



A gate valve was installed for the main water shut off; a ball is recommended. We recommend the correction of this condition by a licensed plumber. We have not tested the functionality of this valve as it is prone to leakage if disturbed. Location: Front of the home.

8. Gas Valve

Good	Fair	Poor	N/A	None
X	X			

Observations:

- A gas line "T" has been installed from the gas line of the water heater to a supply line for the laundry gas dryer. This type of connection may inhibit the amount of gas supplied to both of these units simultaneously. Therefore, we recommend you have a licensed plumber evaluate this type of condition to ensure the diameter of the gas feed line is adequate for the amount of gas needed.



A gas line "T" has been installed from the gas line of the water heater to a supply line for the laundry gas dryer. This type of connection may inhibit the amount of gas supplied to both of these units simultaneously. Therefore, we recommend you have a licensed plumber evaluate this type of condition to ensure the diameter of the gas feed line is adequate for the amount of gas needed.

9. Plumbing material type

Good	Fair	Poor	N/A	None
X				

Observations:

- Copper

10. TPRV/Pressure relief valve

Good	Fair	Poor	N/A	None
X				

11. Seismic strapping

Good	Fair	Poor	N/A	None
X				

Electrical

Inspector's evaluation takes into account the age of the building and the typical construction standards of that time. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. The operation of timer motors and or intercom systems are not inspected. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. No tools, probes or testing devices shall be inserted into the main panel or sub-panels. Inspectors are not required to remove switches, outlets or cover plates. Any obstructing furnishings will prevent full inspection of outlets and switches. If an electrical panel is manufactured by Zinsco/Sylvania, Federal Pacific and Challenger, we recommend, for safety reasons, that you have the back of the breakers and electrical panel further evaluated by a licensed electrician to ensure that there is no scorching or evidence of overheating as these type of breakers have been known to be problematic. You can learn more about this at www.inspect-ny.com/electric/Zinsco.htm. Current standards do recommend that all breakers listed on their location which is recommended. Current standards recommend that sub-electrical panels not to be installed in interior room closets and or bathrooms. This condition should be noted, but may have not been required when the home was built. The inspection of generators supplying power to the home and air compressors are not included in this report. We recommend a licensed specialist evaluate the overall functionality of these items.

1. Electrical location

Good	Fair	Poor	N/A	None
X				

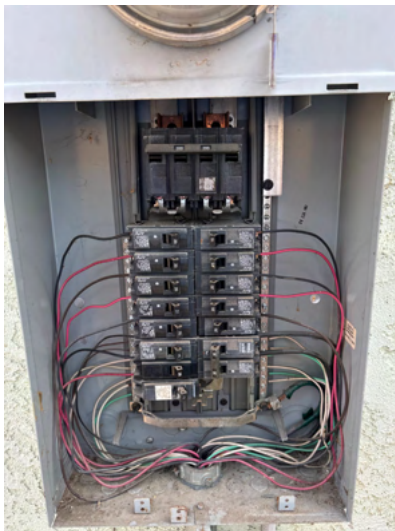
Location: Right side of the home.

2. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Observations:

- Informational- National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled.
- The current electrical panel has been upgraded from its original. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable. As with all upgraded electrical panels; we recommend they are installed by a licensed electrical contractor. Location: Main panel.
- Picture of the main electrical panel.



Picture of the main electrical panel.

3. Breakers/wiring

Good	Fair	Poor	N/A	None
	X			

Observations:

- We recommend you label all the breakers and their exact location to comply with the current standards.



We recommend you label all the breakers and their exact location to comply with the current standards.

4. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp.



200 amp.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Bathrooms

The conditions of the walls behind wall covering, paneling and furnishing cannot be judged. Only the general conditions of the visible portions of the wall, ceiling and floors are included in this report. The accessible doors, windows, light; outlets, heating/cooling vents, and installed bathroom components are checked for proper operation. Jacuzzi bathtubs are not part of this report. For more information contact a Jacuzzi specialist. Bidets toilets are considered above the scope of the home inspection as they are a custom item. We recommend you have the seller of the home demonstrate the usage of this type of toilet. As with all bathrooms that have been remodeled and or renovated you should obtain documentation for your records so that you can be assured that the work was done with a permit and to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit and by an un-licensed contractor as latent defects could exist. The inspection of wall niches' and or soap holders are prone to leakage and extremely difficult to inspect. We recommend these item inspected annually by a licensed contractor for signs of leakage.

1. Locations

Locations: Masterbathroom. • Bathroom 2. • Bathroom 3.

2. Bathroom condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

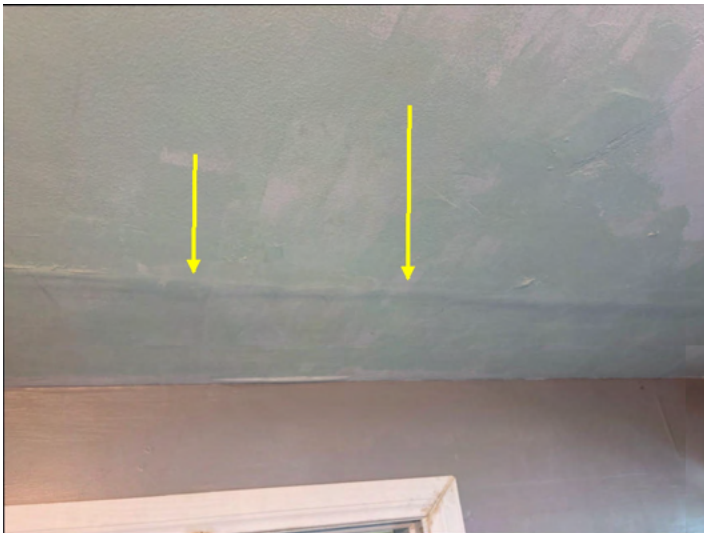
• All minor cosmetic wall and flooring blemishes are not listed in this report. Due to the age of property minor drywall repair and paint touch up may be necessary. The existing homeowners personal belongings remain throughout the bathroom(s) and the inspection has been limited.

3. Bathroom ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:

• **Repair was made to the drywall ceiling and or walls and the texture does not match exactly. We recommend the ceiling texture repaired to match and painted. Location: Bathroom 3.**



Repair was made to the drywall ceiling and or walls and the texture does not match exactly. We recommend the ceiling texture repaired to match and painted. Location: Bathroom 3.



Repair was made to the drywall ceiling and or walls and the texture does not match exactly. We recommend the ceiling texture repaired to match and painted. Location: Bathroom 3.

4. Bathroom wall

Good	Fair	Poor	N/A	None
	X			

Observations:

• There has been drywall repair made under the vanity sink. This area remains unpainted and the texture does not match exactly. Location: Bathroom 2.

• The drywall located at the right side of the shower opening shows signs of drywall damage. Due to the current condition of the drywall in this area; repair to the drywall texture and painting is necessary. Location: Masterbathroom.



There has been drywall repair made under the vanity sink. This area remains unpainted and the texture does not match exactly. Location: Bathroom 2.



The drywall located at the right side of the shower opening shows signs of drywall damage. Due to the current condition of the drywall in this area; repair to the drywall texture and painting is necessary. Location: Masterbathroom.

5. Tile or stone flooring condition

Good	Fair	Poor	N/A	None
	X			

Observations:

• Newer and or upgraded tile flooring was installed on the bathroom floor and there are pieces that are uneven. (High and low spots). This condition should be noted as it could pose a potential trip hazard. Location: Bathroom 2.



Newer and or upgraded tile flooring was installed on the bathroom floor and there are pieces that are uneven. (High and low spots). This condition should be noted as it could pose a potential trip hazard.
Location: Bathroom 2.

6. Door condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- The bathroom door self opens and or closes and may require adjustment to the door's hinges. Location: Masterbathroom.

7. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is a hairline crack and or cracks is present on the solid surface counter top(s). Location: Bathroom 3.



There is a hairline crack and or cracks is present on the solid surface counter top(s). Location: Bathroom 3.

8. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are stains and or damage to the wood finish present on the sink of the cabinet. We have tested this area for moisture at the time of the inspection and there was no moisture present. Location: Bathroom 2.



There are stains and or damage to the wood finish present on the sink of the cabinet. We have tested this area for moisture at the time of the inspection and there was no moisture present. Location: Bathroom 2.

9. Venting

Good	Fair	Poor	N/A	None
	X			

Observations:

- California Residential Code, Section R303.3.1 Bathroom exhaust fans, specifically states the following: "Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code. Window operation is not a permissible method of providing bathroom exhaust for humidity control."
- The current bathroom and or bathrooms do not have an exhaust fan which is required by the current standards. Location: Bathroom 2 and 3.

10. Sink

Good	Fair	Poor	N/A	None
	X			

Observations:

- A vanity sink and or sinks were draining slowly at the time of the inspection. We recommend a licensed plumber evaluate this condition as there may be an obstruction located in the sink drain. Location: Bathroom 2 and 3.

11. Drain stop

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing item(s): Sink drain stop. Location: Masterbathroom.
- The mechanical stopper for the bathtub drain is not functioning. This condition should be noted as repair and or replacement may be necessary. We recommend you have a licensed plumber further evaluate this condition. Location: Bathroom 2.
- Damaged item: Bathtub drain stop. Repair and or replacement necessary. Location: Bathroom 2.

12. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing item: Plastic toilet bolt cover(s). Location: Masterbathroom.

13. Bath tub plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- The center handle water diverter for the shower in the bathroom tub-shower does not function properly. It is allowing a small quantity of water to continue flowing through the bath spout, after the water has been diverted to the shower head. This condition should be noted as the internal components may require repair and or replacement. Location: Bathroom 2.



The center handle water diverter for the shower in the bathroom tub-shower does not function properly. It is allowing a small quantity of water to continue flowing through the bath spout, after the water has been diverted to the shower head. This condition should be noted as the internal components may require repair and or replacement. Location: Bathroom 2.

14. Shower head

Good	Fair	Poor	N/A	None
	X			

Observations:

- The shower head wall spout is loose at the wall connection. The repair of this condition would be to fasten the shower copper water supply line to a solid framing member in the wall cavity. Location: Bathroom 2.



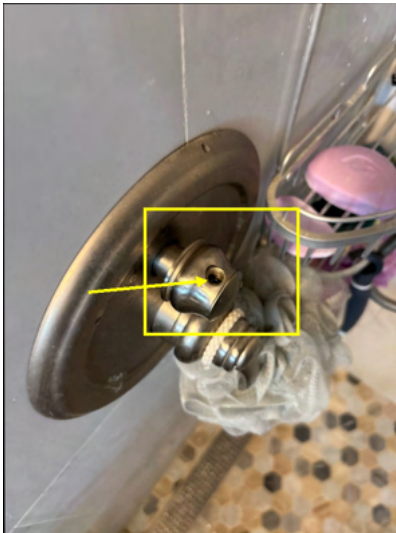
The shower head wall spout is loose at the wall connection. The repair of this condition would be to fasten the shower copper water supply line to a solid framing member in the wall cavity. Location: Bathroom 2.

15. Shower valve

Good	Fair	Poor	N/A	None
	X			

Observations:

- **Damaged and or missing item: Center diverter handle. Replacement recommended. Location: Bathroom 3.**



Damaged and or missing item: Center diverter handle. Replacement recommended. Location: Bathroom 3.

16. Shower wall condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- The bathtub/shower walls have been resurfaced prior to the inspection and overall appears to be in serviceable condition. As with all tubs and enclosures that have been re-surfaced the exterior finish is susceptible to scratches. We recommend you consult with the seller regarding any guarantees and or warranties on the finish of the bathtub/shower walls. Location: Bathroom 2. Note: The current finish of the tiled shower walls' shows signs of wear to its finish.
- A bathroom shower has been remodeled and or renovated. Therefore, you we recommend you obtain any documentation for your records so that you can be assured that the work was done by a licensed contractor. This would include the style of water proof membrane installed behind the wall and floor tile. Location: Masterbathroom and bathroom 3.
- The shower wall is in need of additional grout and or sealant. Location: Bathroom 2.
- The shower entry dam is level at the door opening. Typically, the shower entry dam should slope toward the shower. We recommend you have a licensed contractor evaluate this shower to ensure the tile is installed to the current standards. Location: Masterbathroom.
- **The shower wall is in need of additional grout and or sealant at the bathtub intersection as the current seal is worn. Location: Bathroom 2.**
- **The shower wall grout, tile and shower base are in need of cleaning. Location: Masterbathroom.**
- **The floor of the shower is in need of additional grout and or sealant at the floor to wall intersection. Location: Bathroom 3.**



The shower wall is in need of additional grout and or sealant at the bathtub intersection as the current seal is worn. Location: Bathroom 2.



The shower wall is in need of additional grout and or sealant at the bathtub intersection as the current seal is worn. Location: Bathroom 2.



The shower wall grout, tile and shower base are in need of cleaning. Location: Masterbathroom.



The floor of the shower is in need of additional grout and or sealant at the floor to wall intersection. Location: Bathroom 3.

17. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The shower door is missing or has a damaged water diverter located at the base of the shower door. We recommend you have this item repaired to prevent water seepage through the base of the shower door. Location: Bathroom 3.



The shower door is missing or has a damaged water diverter located at the base of the shower door. We recommend you have this item repaired to prevent water seepage through the base of the shower door. Location: Bathroom 3.

18. Electrical condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- An ungrounded G.F.C.I. outlet and or outlets are present in the bathroom. Location: Bathroom 2.
- We strongly recommend that the receptacle outlet and or outlets in the bathroom(s) to be provided with G.F.C.I. protection for safety. Location: Bathroom 3.

Interior Rooms

The conditions of walls behind wall covering, paneling and furnishing cannot be judged. Only the general conditions of visible portions of floors are included in this inspection. As a rule, cosmetic deficiencies are considered normal wear and tear is not reported. The inspection of window and door coverings, speaker, telephone, cable, security systems and central vacuums are excluded from the inspection report. Determining the source of odor or like conditions is not part of this inspection. Floor covering damaged or stained may be hidden by furniture. Home Inspections San Diego does not move any furniture and or personal belongings. The conditions of floors underlying floor covering are not inspected. Determining the conditions of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general, almost all insulated glass windows seals will fail and can fail at any time. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can over heat the firebox and flues lines, sometimes resulting in internal damaged. Smoke detectors should be installed within 15 feet of all bedroom doors and tested regularly. Home Inspections San Diego offers a basic survey of the chimney. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components. The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all fireplaces, chimneys, gas appliances and vents. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended for your safety. Rampart General pre cast fireplace's installed in the 1960's, 70's and early 80's have been known to be problematic due to a poor insulation plate on the inside of the fireplace. We recommend you have this type of fireplace further evaluated by a licensed fireplace specialist prior to the use of the fireplace and or fireplaces even if not listed in the home inspection report. If a home was constructed prior to 1978, it is possible that lead-based paint, asbestos, and other materials considered potentially hazardous may exist. In some instances Asbestos may be installed in the acoustic ceiling, "popcorn ceiling" after 1978. However, testing or inspecting for any environmental hazards of any kind falls outside the scope of a home inspection. As with all interior rooms that have been remodeled and or renovated you should obtain documentation for your records so that you can be assured that the work was done with a permit and to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit and by an un-licensed contractor as latent defects could exist. If a floor is upgraded from its original; the addition of wood, laminate and carpet, we recommend you consult with the seller of the home regarding any repair and or leveling made to the concrete.

The current standards recommend that egress window have a maximum height of 44 inches from the floor to the base of the window. All escape or rescue windows (egress windows) shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 20 inches of width by 41 inches in height or 24 inches height by 34 inches in width. Older and or vintage homes may not comply with the current standards. If a window does not comply with this standard; whether listed in the report or not, we recommend you have a licensed contractor this condition for remarks and recommendations.

If the acoustic has been removed from an interior room ceiling and or ceilings, and the home build prior to 1978, the acoustic may contain asbestos fibers. Please consult with the seller of the home, if the texture was tested for asbestos prior to its removal.

The inspection of all window screens is excluded from the home inspection report.

1. Locations

Locations: Master bedroom. • Masterbedroom closet. • Bedroom 2. • Bedroom 2 closet. • Bedroom 3 • Bedroom 3 closet • Living room. • Dining room. • Family room. • Bedroom 4 • Bedroom 4 closet

2. Interior room condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

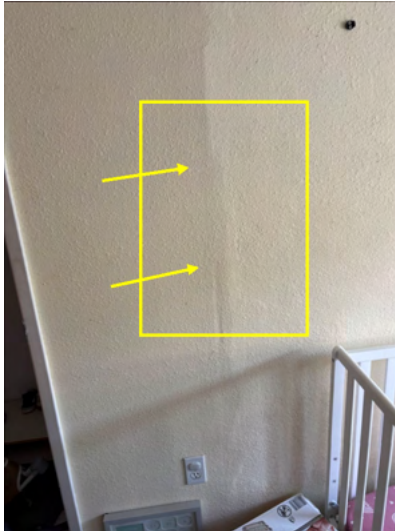
- All minor cosmetic wall defects, carpet stains and flooring defects are not listed in this report. Due to the age of property minor paint touch up and carpet cleaning may be necessary. The existing homeowner's personal belongings remain throughout the home and the inspection has been limited.

3. Wall condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- There has been repair made to a wall and or walls in an interior room and the texture does not match exactly. Location: Bedroom 2.



There has been repair made to a wall and or walls in an interior room and the texture does not match exactly. Location: Bedroom 2.

4. Ceiling condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- The property is an older home with hairline cracks in the ceiling and or walls. We are unable to determine the cause of this condition as many older homes contain these types of settling cracks. This condition should be noted as we cannot guarantee if these settling lines are repaired they will not reappear. We recommend a licensed drywall evaluate and repair this area. Location: Living room.



The property is an older home with hairline cracks in the ceiling and or walls. We are unable to determine the cause of this condition as many older homes contain these types of settling cracks. This condition should be noted as we cannot guarantee if these settling lines are repaired they will not reappear. We recommend a licensed drywall evaluate and repair this area. Location: Living room.

5. Sub-flooring

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are squeaks present in the plywood sub-flooring. This condition should be noted and may require additional screws added to the floor joist.

6. Baseboard

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is a section and or sections of baseboard missing in a interior room and or rooms. Replacement to the baseboard is necessary. Location: Family room stairway.



There is a section and or sections of baseboard missing in a interior room and or rooms. Replacement to the baseboard is necessary. Location: Family room stairway.

7. Wood/laminate/vinyl floor condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Newer and or upgraded laminate and or vinyl flooring is installed in the home. Therefore, we recommend that you obtain documentation for your records, which will confirm that the work was done by a licensed professional and if any guarantees or warranties are applicable. Location: Family room.

8. Carpet condition

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- The inspection of the carpet is limited as the existing homeowner's personal belongings and or staging remains in the home. Home Inspections San Diego does not move personal belongings.
- The carpet appears to be in satisfactory condition; although, it is in need of cleaning. We are unable to determine if the stains can be removed from the carpet and may require replacement.



The carpet appears to be in satisfactory condition; although, it is in need of cleaning. We are unable to determine if the stains can be removed from the carpet and may require replacement.

9. Door condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The pocket door is not functioning at the time of the inspection. This condition should be noted as it will require service. Location: Living room to kitchen.

10. Window condition

Good	Fair	Poor	N/A	None
X				

Observations:

- The existing homeowner's personal belongings remain in the interior rooms and not all windows have been tested for functionality.

11. Window frame/screen

Good	Fair	Poor	N/A	None
	X			

Observations:

- A screen and or screens show signs of wear and or is torn. Repair and or replacement to the screens may be necessary. Amount: 2-3 screens.

12. Window glass

Good	Fair	Poor	N/A	None
	X			

Observations:

- The inner seal of the window shows signs of deterioration. This condition has not affected the functionality of the windows, but should be noted and may require future service. Location: Bedroom 4.



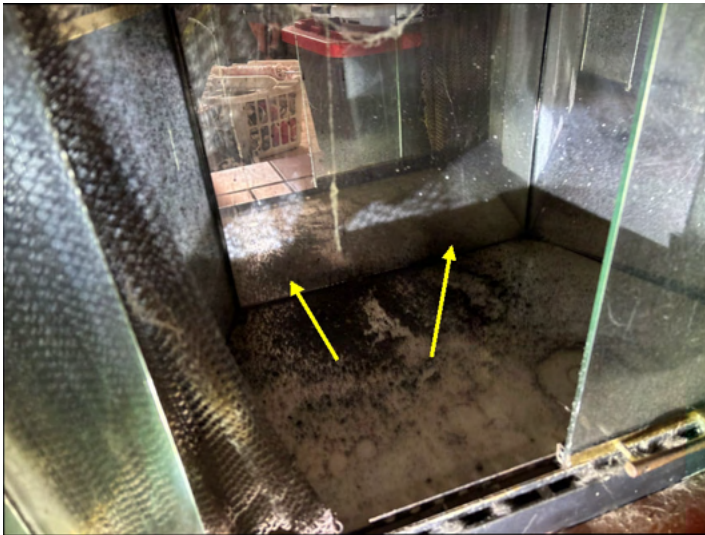
The inner seal of the window shows signs of deterioration. This condition has not affected the functionality of the windows, but should be noted and may require future service. Location: Bedroom 4.

13. Fireplace condition/type

Good	Fair	Poor	N/A	None
	X			

Observations:

- Fireplace type: Prefabricated fireplace.
- Home Inspections San Diego offers a basic survey of the chimney. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components. The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all fireplaces, chimneys, gas appliances and vents. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures, such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at for your safety.
- There was soot or creosote buildup was observed within the chimney flue. We recommend you have a licensed chimney specialist further evaluate this condition as the chimney flue may require cleaning. Note: Glass was added at the inside of the fireplace which we recommend you have removed and the the fireplace box inspected to enure it is safe for use.



There was soot or creosote buildup was observed within the chimney flue. We recommend you have a licensed chimney specialist further evaluate this condition as the chimney flue may require cleaning. Note: Glass was added at the inside of the fireplace which we recommend you have removed and the the fireplace box inspected to enure it is safe for use.

14. Fireplace damper

Good	Fair	Poor	N/A	None
	X			

15. C.O. detector

Good	Fair	Poor	N/A	None
X				

Observations:

- Picture of C.O. detector.
- Informational- C.O. alarms should be installed according to the manufacturer's instructions. C.P.S.C. recommends that one C.O. alarm be installed in the hallway outside the bedrooms in each separate sleeping area of the home. C.O. alarms may be installed into a plug-in receptacle or high on the wall. Hard wired or plug-in C.O. alarms should have battery backup. Avoid locations that are near heating vents or that can be covered by furniture or draperies. C.P.S.C. does not recommend installing C.O. alarms in kitchens or above fuel-burning appliances.

16. Smoke detector

Good	Fair	Poor	N/A	None
X				

Observations:

- There were no smoke detectors present in the bedroom(s). Current standards require smoke detectors to be placed in all bedrooms and is recommended for safety; although may have not been required during the construction of this home.

17. Closet door

Good	Fair	Poor	N/A	None
X				

18. Closet interior

Good	Fair	Poor	N/A	None
	X			

Observations:

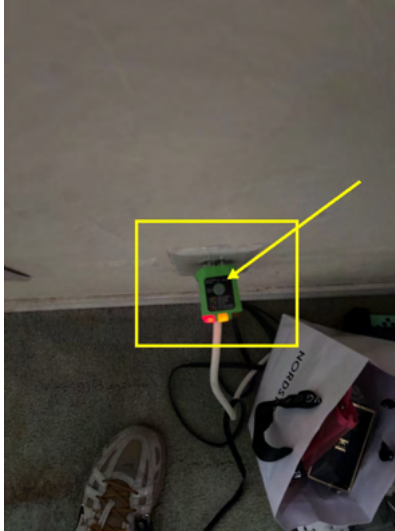
- The existing homeowner's personal belongings remain in the closets and the inspection has been limited.

19. Electrical outlets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The hot (black) and neutral (white wire) have been reversed on the interior room outlet and or outlets (reversed polarity). We recommend you have this condition corrected by a licensed electrician. Location: Bedroom 2.



The hot (black) and neutral (white wire) have been reversed on the interior room outlet and or outlets (reversed polarity). We recommend you have this condition corrected by a licensed electrician.
Location: Bedroom 2.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Determination of the presence of asbestos or adequacy of roof ventilation is beyond the scope of the inspection. The heating and or water heater exhaust vent should be installed at least 1 from combustible material; exiting the roofing underlayment.

1. Access

Good	Fair	Poor	N/A	None
X				

- Location:
- Location: Main hallway.
 - Location: Masterbedroom closet.

2. Rafter framing

Good	Fair	Poor	N/A	None
X				

- Observations:
- Framing- Conventional rafter type framing present.
 - There are signs of insect and or water damage to the framing members (markings from termite company). Home Inspections San Diego doesn't perform any insect or water damage inspections. Please review your termite report regarding this condition.



Framing- Conventional rafter type framing present.



Framing- Conventional rafter type framing present.



Framing- Conventional rafter type framing present.



Framing- Conventional rafter type framing present.

3. Underlayment

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are stains on the plywood in the attic area. This appears as though it may have been caused by a roof leak (at the vent flashings, skylights and or roofing material). We recommend you have the roofing material; including, the vent flashings', skylights' and roofing material evaluated by a licensed roofing contractor. Location: Masterbedroom closet.



There are stains on the plywood in the attic area. This appears as though it may have been caused by a roof leak (at the vent flashings, skylights and or roofing material). We recommend you have the roofing material; including, the vent flashings', skylights' and roofing material evaluated by a licensed roofing contractor. Location: Masterbedroom closet.



There are stains on the plywood in the attic area. This appears as though it may have been caused by a roof leak (at the vent flashings, skylights and or roofing material). We recommend you have the roofing material; including, the vent flashings', skylights' and roofing material evaluated by a licensed roofing contractor. Location: Masterbedroom closet.

4. Insulation type and thickness

Good	Fair	Poor	N/A	None
	X			

Observations:

- Insulation type: Roll.

5. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

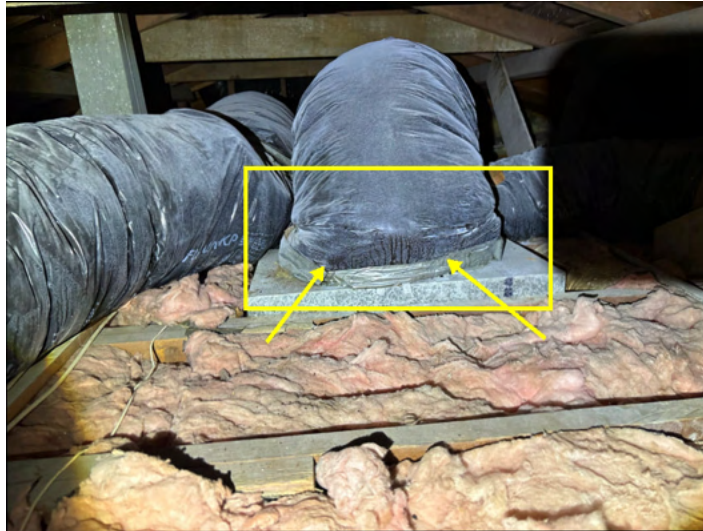
- The insulation in the attic is displaced. We recommend this insulation returned to its original state for energy efficiency of the home. Location: Masterbedroom closet.

6. Heat and air ducting

Good	Fair	Poor	N/A	None
	X			

Observations:

- Flexible ducting.
- The connections for this ducting has duct tape applied which deteriorates over time and should be replaced with an aluminum tape.



The connections for this ducting has duct tape applied which deteriorates over time and should be replaced with an aluminum tape.

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspection limited due to insulation and height restrictions.

8. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- A discarded and or non functional heat vent remains in the attic. This type of piping is comprised of Transite, which contains asbestos. If this pipe is to be removed, we recommend it removed and discarded by a licensed specialist. Location: Main hallway attic access.



A discarded and or non functional heat vent remains in the attic. This type of piping is comprised of Transite, which contains asbestos. If this pipe is to be removed, we recommend it removed and discarded by a licensed specialist. Location: Main hallway attic access.

9. Room addition

Good	Fair	Poor	N/A	None
			X	

Observations:

- The home appears to have had an addition added. Therefore, we recommend you obtain any documentation including permits for your records so that you can be assured that the work was done by a licensed contractor and if any guarantees or warranties are applicable. Location: Masterbedroom attic.

Kitchen

Inspection of stand-alone freezers, refrigerators, water purification systems, insta-hot water units and built-in icemakers are outside the scope of the inspection. No opinions are offered to the adequacy of the: dishwasher operation, oven and or stove, self or continuous cleaning operations, cooking functions, clocks, timing devices and lighting. The thermostat accuracy is not tested during this inspection. All appliances: including refrigerators, are not moved during the inspection. Portable dishwashers are not inspected, as they required connection to facilitate testing. Dishwashers most commonly fail internally at the pump, motor or seals. Furthermore, if a dishwasher were to sit and or is not in use for a period of time; the outer and inner components including the seals may leak. We recommend you monitor the initial use of the dishwasher to ensure there is no water below this unit as it could cause damage to the floor and surrounding areas. We run a complete cycle of the dishwasher, but do not remove the lower pump motor cover. The current life expectancy of a dishwasher is 10 years of age. As with all kitchens that have been remodeled and or renovated you should obtain documentation for your records so that you can be assured that the work was done with a permit and to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit and by an un-licensed contractor as latent defects could exist.

1. Kitchen location

Good	Fair	Poor	N/A	None
X				

Observations:

- All minor cosmetic drywall/plaster wall and flooring defects are not listed in this report. Due to the age of property minor drywall/plaster repair and paint touch up may be necessary. The existing homeowner's personal belongings remain throughout the kitchen and the inspection has been limited.
- Picture of the kitchen.



Picture of the kitchen.



Picture of the kitchen.

2. Wall condition

Good	Fair	Poor	N/A	None
	X			

Observations:

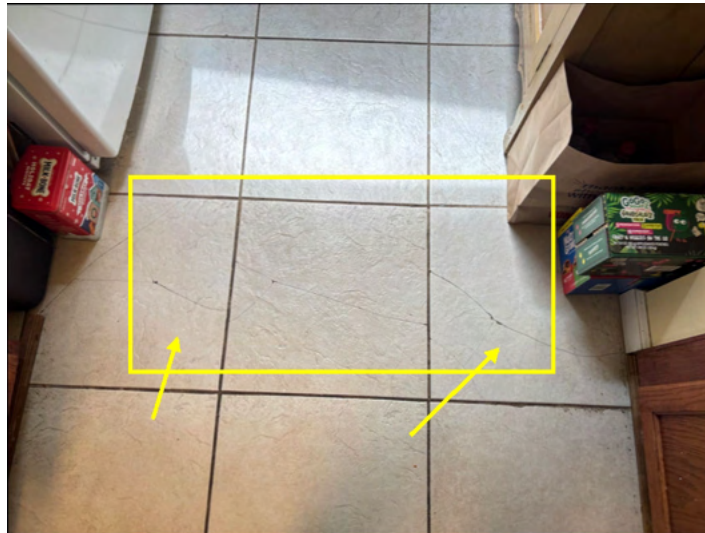
- The kitchen walls and ceiling may require new paint and or paint touch up. Not all minor drywall holes are listed in the home inspection report.

3. Tile flooring

Good	Fair	Poor	N/A	None
	X			

Observations:

- A hairline crack and or cracks is present in the tile flooring. This condition should be noted as repair to the tile(s) and additional grout to the surrounding tiles is necessary. Location: Kitchen. Amount more than 6. We recommend you consult with a licensed contractor regarding this condition.



A hairline crack and or cracks is present in the tile flooring. This condition should be noted as repair to the tile(s) and additional grout to the surrounding tiles is necessary. Location: Kitchen. Amount more than 6. We recommend you consult with a licensed contractor regarding this condition.

4. Sink condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- A stainless steel sink is present in the kitchen. The base of the sink shows signs of wear to its surface.



A stainless steel sink is present in the kitchen. The base of the sink shows signs of wear to its surface.

5. Faucet condition

Good	Fair	Poor	N/A	None
X				

6. Plumbing water line

Good	Fair	Poor	N/A	None
X				

7. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Granite countertop
- The existing homeowner's personal belongings remain throughout the countertop and the inspection has been limited.

8. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The kitchen cabinets' show signs of wear to the exterior of the kitchen cabinets' finish (stains on the cabinets surface and in need of cleaning). This condition appears to be cosmetic, but should be noted.

9. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- A G.F.C.I. outlet and or outlets were not functioning at the time of the inspection. We recommend you have this condition corrected by a licensed electrician. Location: Kitchen sink backspalsh.

10. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

11. Microwave

Good	Fair	Poor	N/A	None
	X			

Observations:

- A newer microwave has been installed above the stove/cooktop and the height from the stove to the base of the cabinet is lower than standard. The current standards recommend that a microwave is to be installed between 16-18 inches above the cooktop unless listed on the unit. Therefore, we recommend you consult with the existing homeowner regarding the manufactures specifications to ensure this microwave has not been installed too close to the stove/cooktop surface.



A newer microwave has been installed above the stove/cooktop and the height from the stove to the base of the cabinet is lower than standard. The current standards recommend that a microwave is to be installed between 16-18 inches above the cooktop unless listed on the unit. Therefore, we recommend you consult with the existing homeowner regarding the manufactures specifications to ensure this microwave has not been installed too close to the stove/cooktop surface.

12. Dishwasher

Good	Fair	Poor	N/A	None
	X			

13. Exhaust system

Good	Fair	Poor	N/A	None
	X			

Observations:

- Exterior Vented

14. Cook top condition

Good	Fair	Poor	N/A	None
X				

15. Oven and Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- The oven appears to be in functioning condition; although, the interior of the oven is in need of cleaning.

16. Refrigerator

Good	Fair	Poor	N/A	None
			X	

Observations:

- Refrigerators are above the scope of this inspection and we recommend you consult with the existing homeowner or seller regarding any guarantees or warranties on this appliance if it is to remain with the property.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. Laundry appliances are not tested or moved during the inspection and the conditions of any wall or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subjected to leaking if turned. We do not remove any gas line caps for the dryer service at the time of the inspection as it could pose a safety hazard to the inspector if a leak were to occur. Therefore, we recommend you consult with the seller and or existing homeowner to confirm its functionality prior to the close of escrow. In older properties, a gas line "T" may have been installed from the gas line of the water heater to a supply line for the laundry gas dryer. This type of connection may inhibit the amount of gas supplied to both of these units simultaneously. Therefore, we recommend you have a licensed plumber evaluate this type of condition to ensure the diameter of the gas feed line is adequate for the amount of gas needed.

1. Laundry location

Good	Fair	Poor	N/A	None
X				

Observations:

- The laundry is located in the garage.

2. Plumbing drain line

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. Dryer electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- 110 volts

5. Dryer gas line

Good	Fair	Poor	N/A	None
	X			

Observations:

- Gas
- A gas line "T" has been installed from the gas line of the water heater to a supply line for the laundry gas dryer. This type of connection may inhibit the amount of gas supplied to both of these units simultaneously. Therefore, we recommend you have a licensed plumber evaluate this type of condition to ensure the diameter of the gas feed line is adequate for the amount of gas needed.

6. Dryer/exhaust venting

Good	Fair	Poor	N/A	None
	X			

Observations:

- We recommend the dryer vent cleaned if it has not be done within the past 12 months.

7. Washing machine/Dryer

Good	Fair	Poor	N/A	None
			X	

Observations:

- Washing machines and dryers are above the scope of this inspection and we recommend you consult with the existing homeowner or seller regarding any guarantees or warranties on these appliances if they are to remain with the property.



Washing machines and dryers are above the scope of this inspection and we recommend you consult with the existing homeowner or seller regarding any guarantees or warranties on these appliances if they are to remain with the property.

Garage

The visible portions of the garage and or carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices, automatic garage door openers, garage electrical, access doors and windows are checked for proper and safe function. Garage floor commonly show settling lines as with all concrete surfaces. Determining the rating of firewalls and doors are beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. The garage door balance springs should be checked regularly by disconnecting the automatic opener. If door fails to close; it should be adjusted or repaired by a garage door specialist. Our inspection of the garage interior includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move stored items or vehicles, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Also, we do not report the absence of wall or ceiling coverings unless required for fire protection.

1. Ventilation/heating and cooling

Good	Fair	Poor	N/A	None
	X			

Observations:

- A screen and or screens for the garage cross ventilation is damaged and or missing. We recommend the replacement of this screen as it could promote insect and or pest entrance into the garage interior. Location: Left side of the garage.



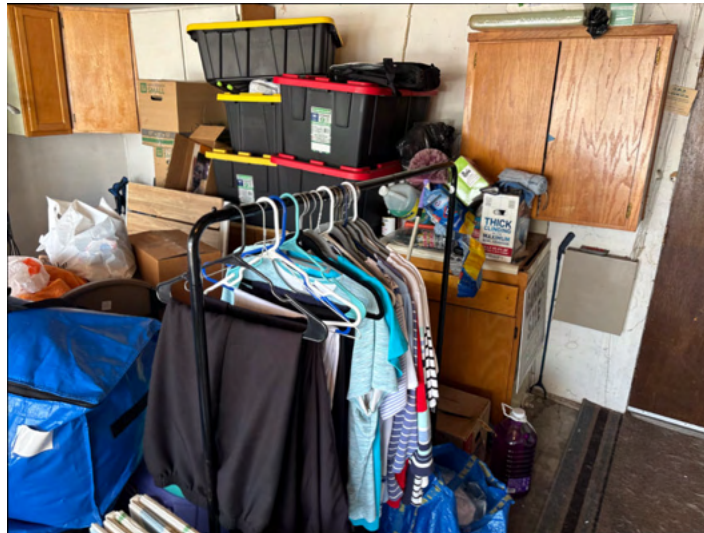
A screen and or screens for the garage cross ventilation is damaged and or missing. We recommend the replacement of this screen as it could promote insect and or pest entrance into the garage interior. Location: Left side of the garage.

2. Garage interior/structure

Good	Fair	Poor	N/A	None
X	X			

Observations:

- A physical inspection has been made to the garage. The existing homeowner's personal belongings remain throughout the garage and the inspection of the walls and floor has been limited. Home Inspections San Diego does not move personal belongings. Upon the removal of their personal belongings, drywall and or plaster repair may be necessary. We are unable to determine if all the cabinets and or shelving are to remain in the garage.
- Personal belongings were present and the overall inspection of the garage was extremely limited. (electrical, drywall, plaster, wood framing, plumbing and foundation). Once the personal belongings have been removed, we recommend the garage re-inspected for any safety concerns and or defects.



A physical inspection has been made to the garage. The existing homeowner's personal belongings remain throughout the garage and the inspection of the walls and floor has been limited. Home Inspections San Diego does not move personal belongings. Upon the removal of their personal belongings, drywall and or plaster repair may be necessary. We are unable to determine if all the cabinets and or shelving are to remain in the garage.

3. Wall condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is plaster and or drywall damage present on the garage wall(s) and this area has not been returned to its original state. Repair to the plaster and or drywall in these areas would be necessary. Location: Behind the washing machine.



There is plaster and or drywall damage present on the garage wall(s) and this area has not been returned to its original state. Repair to the plaster and or drywall in these areas would be necessary. Location: Behind the washing machine.

4. Wood ceiling structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are signs of insect and or water damage to the framing members. Home Inspections San Diego doesn't perform any insect or water damage inspections. Please review your termite report regarding this condition. Location: Left side of the garage.



There are signs of insect and or water damage to the framing members. Home Inspections San Diego doesn't perform any insect or water damage inspections. Please review your termite report regarding this condition. Location: Left side of the garage.

5. Floor

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspection limited as the existing homeowner's personal belongings remain throughout.
- The concrete flooring located in the garage shows signs of settling. The garage flooring is not typically considered part of the house foundation, but this condition should be noted. Due to the size of the settling line, we recommend you have a licensed foundation contractor evaluate its overall condition.



The concrete flooring located in the garage shows signs of settling. The garage flooring is not typically considered part of the house foundation, but this condition should be noted. Due to the size of the settling line, we recommend you have a licensed foundation contractor evaluate its overall condition.



The concrete flooring located in the garage shows signs of settling. The garage flooring is not typically considered part of the house foundation, but this condition should be noted. Due to the size of the settling line, we recommend you have a licensed foundation contractor evaluate its overall condition.

6. Fire door

Good	Fair	Poor	N/A	None
	X			

Observations:

- The entry door (fire door) from the garage into the house appears to be fire rated, but is not self-closing. We recommend you have this condition corrected (repair and or the addition self closing hinges) to comply with current safety standards.

7. Fire wall

Good	Fair	Poor	N/A	None
	X			

Observations:

- The firewall is the wall and or ceiling that separates the house from the garage. There has been a hole and or holes cut and the drywall has not been returned to its original state. We recommend the correction (repair of the drywall in this area) to maintain the necessary firewall separation between the house and garage. Location: Right side of the garage.



The firewall is the wall and or ceiling that separates the house from the garage. There has been a hole and or holes cut and the drywall has not been returned to its original state. We recommend the correction (repair of the drywall in this area) to maintain the necessary firewall separation between the house and garage. Location: Right side of the garage.

8. Windows/screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are older style of wood casement window and or windows present. Due to the current condition of these windows; re-glazing and wood maintenance surrounding the window is necessary.

9. Vehicle door

Good	Fair	Poor	N/A	None
X				

Observations:

- Type of door: Steel roll up.

10. Garage door opener

Good	Fair	Poor	N/A	None
X				

11. Security reverse system

Good	Fair	Poor	N/A	None
X				

12. Wall/Ceiling type

Good	Fair	Poor	N/A	None
	X			

Observations:

- Wood
- Plaster

13. Number of cars

Good	Fair	Poor	N/A	None
X				

Observations:

- 2 cars

14. Electrical wiring

Good	Fair	Poor	N/A	None
	X			

Observations:

- The light wiring in the correct was not installed in the correct conduit which we recommend you have corrected as it could pose a safety concern.



The light wiring in the correct was not installed in the correct conduit which we recommend you have corrected as it could pose a safety concern.

15. Electrical outlets

Good	Fair	Poor	N/A	None
	X			

Observations:

- We strongly recommend that the receptacle outlet and or outlets on the garage walls to be provided with G.F.C.I. protection for safety.

Foundation

Inspectors are not required to enter crawl spaces with the headroom of less than 3 feet, obstructions, or other detrimental conditions. Inspectors are not to move stored items or debris or perform excavation to gain access. The inspector is not to enter areas which, in the inspector opinion, may contain condition or materials hazardous to the health and safety of the inspector. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Inspector's evaluation takes into account the age of the building and the typical construction standards of that time. The inspection of gas lines under the raised foundation, on the exterior of the walls, roof and inside the wall cavity is a visual inspection; we do not perform a pressure test on the gas line as this is above the scope of the home inspection. **Many homes and or buildings constructed prior and or during the 1980's have copper water lines installed directly into the building slab. The repair of these water lines would be extensive if a leak were to occur. Therefore, we recommend you consult with the existing homeowner and or seller of the home if they have any knowledge of water pipe leaks in the foundation slab. A hydrostatic pressure test on the home's plumbing in houses' built prior to the 1980's or that have water lines installed in the slab is recommended by a licensed plumber contractor if a home falls within these years or has water lines installed directly into the slab.**

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Informational- This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Location: Family room and bedroom 4.

- The inspection of the slab has been limited as the existing homeowner's and or renters personal belongings and or house staging remain throughout the home. Please consult with the seller of the home regarding any repairs that were made to the concrete flooring prior to the installation of the carpet, tile, stone, wood and or laminate flooring.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

3. Raised foundation condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Informational- This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.
- Construction debris are present under the raised foundation. We recommend these items cleaned, the insulation returned to its original state and re-inspected. Location: Bathroom 3.



Construction debris are present under the raised foundation. We recommend these items cleaned, the insulation returned to its original state and re-inspected. Location: Bathroom 3.

4. Raised foundation exterior walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Picture of the raised foundation exterior walls.



Picture of the raised foundation exterior walls.

5. Floor framing

Good	Fair	Poor	N/A	None
X				

Observations:

- Picture of the floor framing.
- The original post and pier framing remains throughout the property. Current standards do require steel attachments (seismic retrofitting) at the post and pier connections; although, this type of floor framing was common during the construction era of this property.



The original post and pier framing remains throughout the property. Current standards do require steel attachments (seismic retrofitting) at the post and pier connections; although, this type of floor framing was common during the construction era of this property.



Picture of the floor framing.



The original post and pier framing remains throughout the property. Current standards do require steel attachments (seismic retrofitting) at the post and pier connections; although, this type of floor framing was common during the construction era of this property.

6. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Insulation: The home has insulation installed under the raised foundation. This insulation has fallen from the floor joist. We recommend the correction of this condition for proper insulation of the home. Location: Under the bathroom 3 and masterbedroom addition.



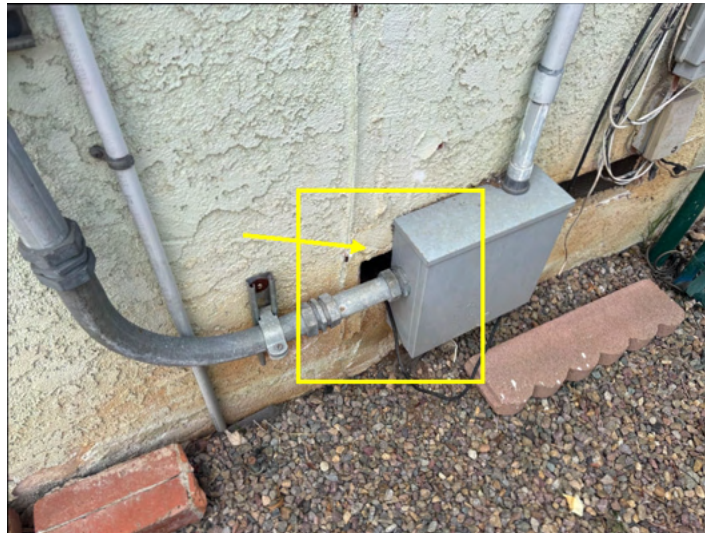
Insulation: The home has insulation installed under the raised foundation. This insulation has fallen from the floor joist. We recommend the correction of this condition for proper insulation of the home. Location: Under the bathroom 3 and masterbedroom addition.

7. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- A foundation ventilation screen and or screen is damaged and or missing. We recommend you repair and or the addition of the vent screens as they could promote animal/pest intrusion under the raised foundation. Location: Right side of the home at the electrical junction box intersection.



A foundation ventilation screen and or screen is damaged and or missing. We recommend you repair and or the addition of the vent screens as they could promote animal/pest intrusion under the raised foundation. Location: Right side of the home at the electrical junction box intersection.

8. Access Panel

Good	Fair	Poor	N/A	None
	X			

Observations:

- The wood access panels' for the raised foundation openings are older and do not fit tight at the openings'. Future repair and or replacement to the access covers' may be necessary and is recommended.



The wood access panels' for the raised foundation openings are older and do not fit tight at the openings'. Future repair and or replacement to the access covers' may be necessary and is recommended.

9. Foundation Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Plumbing- Main drain line. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. Due to the age of the home, we recommend you have a video-scan of the main drain line performed, to ensure there are no damaged sections of the cast iron piping and or A.B.S. plumbing.
- There has been new A.B.S. piping installed under the raised foundation and this piping has not been supported every 4 feet which is recommend to comply with the current standards. Location: Throughout the raised foundation.
- The correct type of plastic drain pipe support (ABS drain pipe) was not installed. Listed plastic hangers are recommended and to be installed every four feet. Location: Throughout the raised foundation.



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There has been new A.B.S. piping installed under the raised foundation and this piping has not been supported every 4 feet which is recommend to comply with the current standards. Location: Throughout the raised foundation.

10. Foundation drain line

Good	Fair	Poor	N/A	None
	X			

Observations:

- A section of the original cast iron main drain remain under the raised foundation. Due to its age, we are unable to determine its exact life expectancy and may require future replacement. We recommend you have this drain evaluated by a licensed plumber to determine its exact life expectancy.



A section of the original cast iron main drain remain under the raised foundation. Due to its age, we are unable to determine its exact life expectancy and may require future replacement. We recommend you have this drain evaluated by a licensed plumber to determine its exact life expectancy.

11. Dryness/Drainage

Good	Fair	Poor	N/A	None
X	X			

Observations:

- There are signs of water efflorescence (white powder on the foundation walls) under the house foundation. This condition appears to have been caused by poor drainage and or poor sealant. We recommend you have corrected (addition of drainage) to prolong the life expectancy of the house foundation. The homeowner has been advised of this condition at the time of the inspection. Location: Right rear of the home under the masterbedroom addition.



There are signs of water efflorescence (white powder on the foundation walls) under the house foundation. This condition appears to have been caused by poor drainage and or poor sealant. We recommend you have corrected (addition of drainage) to prolong the life expectancy of the house foundation. The homeowner has been advised of this condition at the time of the inspection. Location: Right rear of the home under the masterbedroom addition.

12. Copper water line

Good	Fair	Poor	N/A	None
X				

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.