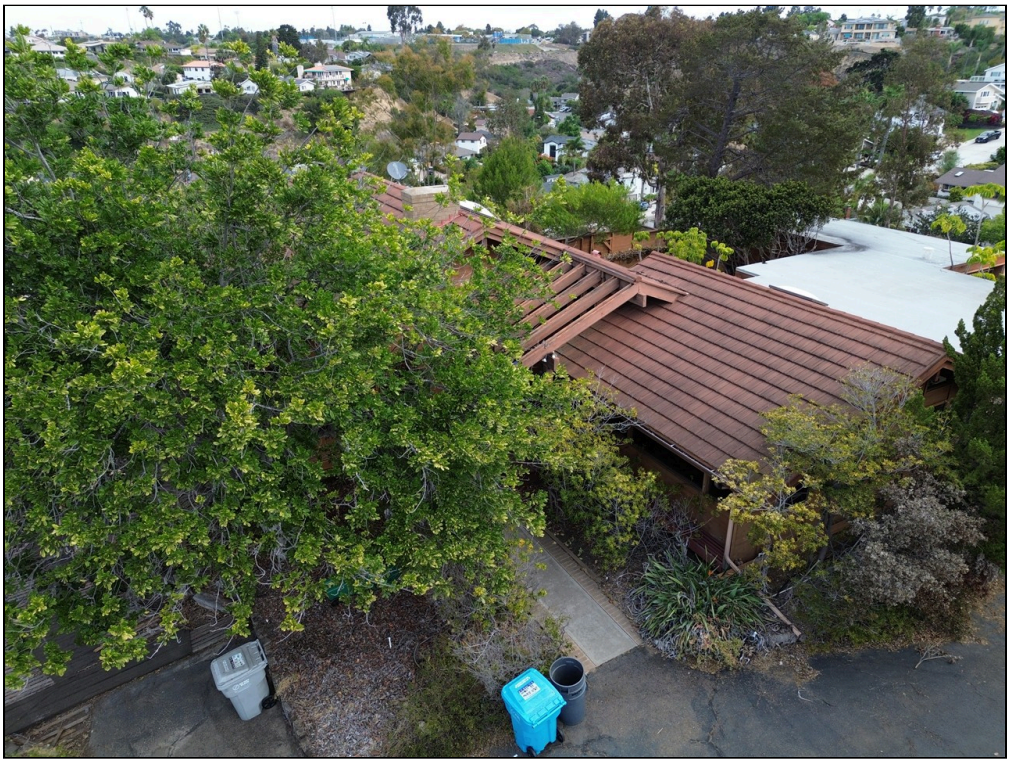
Inspection Report

Mitch Ryan

Property Address:
3710 Ticonderoga St
San Diego CA 92117



All Pro Property Inspection

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



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Date: 9/21/2026	**Time:** 09:00 AM	**Report ID:** 20260921-3710-Ticonderoga-St
Property: 3710 Ticonderoga St San Diego CA 92117	**Customer:** Mitch Ryan	**Real Estate Professional:** Kelly Wilson Auker Group

PLEASE READ THE FOLLOWING INFORMATION

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

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

SCOPE OF THE INSPECTION:

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

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

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

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

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

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

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

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

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

Comment Key or Definitions

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

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

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

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

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

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

This home was built in or around 1975 and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the

appropriate expert for any repairs or further inspection.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

IN ATTENDANCE DURNING THE INSPECTION:
INSPECTOR, BUYER'S AGENT, SEWER LINE INSPECTOR

TYPE OF BUILDING:
SINGLE FAMILY DETACHED

APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/ MLS):
1975

APPROXIMATE TEMPERATURE:
75, DEGREES

WEATHER TYPE:
CLOUDY

GROUND/ SOIL SURFACE CONDITIONS:
DRY

RAINED IN THE LAST 3 DAYS:
NO

NUMBER OF LEVELS:
1

OCCUPIED:
NO

INSPECTED IN ACCORDANCE WITH:
THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRATICE AND CODE OF ETHICS

UTILITIES:
ALL UTILITIES WERE ON

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

1. Roofing

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

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

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

IN	NI	NP	RR	IO	Inspection Items
			•		1.0 ROOF COVERINGS/ MATERIALS

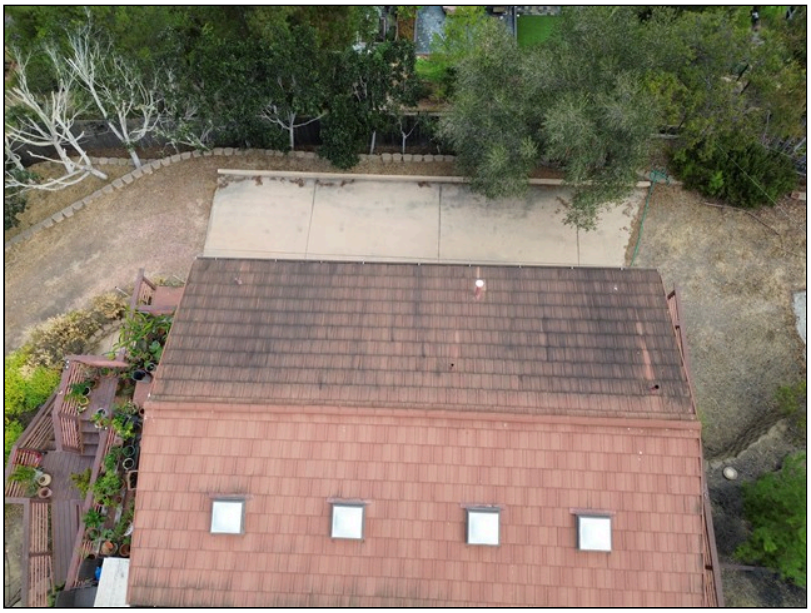
ROOF COVERING: STONE COATED METAL ROOF

VIEWED ROOF FROM: DRONE, GROUND

FLAT ROOF MATERIAL: ROLLED ASPHALT

Findings

(1) Algae/ mildew like staining is observed on the roof in some areas. This appears to be caused by runoff of rain. The roof should be cleaned by a qualified person, to minimize future staining.



1.0 Item 1(Picture)

IN	NI	NP	RR	IO	Inspection Items

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IN NI NP RR IO Inspection Items



1.0 Item 2(Picture)

(2) Trees noted growing over/on the roof. Trees can hold unwanted moisture on the roof as well as create a pathway for pests. We recommend having the trees trimmed back/ removed by a qualified person.



1.0 Item 3(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items



1.0 Item 4(Picture)

(3) Excessive leaves and debris are noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We recommend having the leaves and debris removed by a qualified person.



1.0 Item 5(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(4) The roof material appears to be a stone covered metal roof. These types of roofs are typically installed with a gap over a pre existing roof structure. Determining if this type of roofing material was installed correctly is beyond the scope of a general home inspection. This roof and roof structure should be evaluated by a qualified licensed roofing contractor and any repairs or replacement made as needed.

Note: The roof shows normal wear for its age and type; appears to be in serviceable condition.



1.0 Item 6(Picture)

1.1 FLASHINGS AND ROOF PENETRATIONS

Findings

Our inspection of the roof flashings was limited to what could be seen from our vantage point. We cannot guarantee that all the flashings are in good condition. We recommend further evaluation by a qualified licensed roof contractor to ensure that all of the flashings are installed and functioning properly.

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS, SCUPPERS)

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

A disconnected downspout noted at one or more areas. We recommend repairs or replacement as needed by a qualified licensed contractor.



1.2 Item 1(Picture)

☐☐☐☒☐ **1.3 ROOF SHEATHING (OBSERVABLE)**

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

Stain(s) observed in the roof sheathing at various areas. Water stains on the ceilings or on the framing within attic space/garage will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. This roof appears to have been recently replaced or is not the original roof covering. Staining found may have resulted from the previous roof leaking. However, due to the lack of recent rain, I was unable to confirm. The staining was dry at the time of the inspection.

Consequently, only a qualified licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a qualified licensed roofing company.



1.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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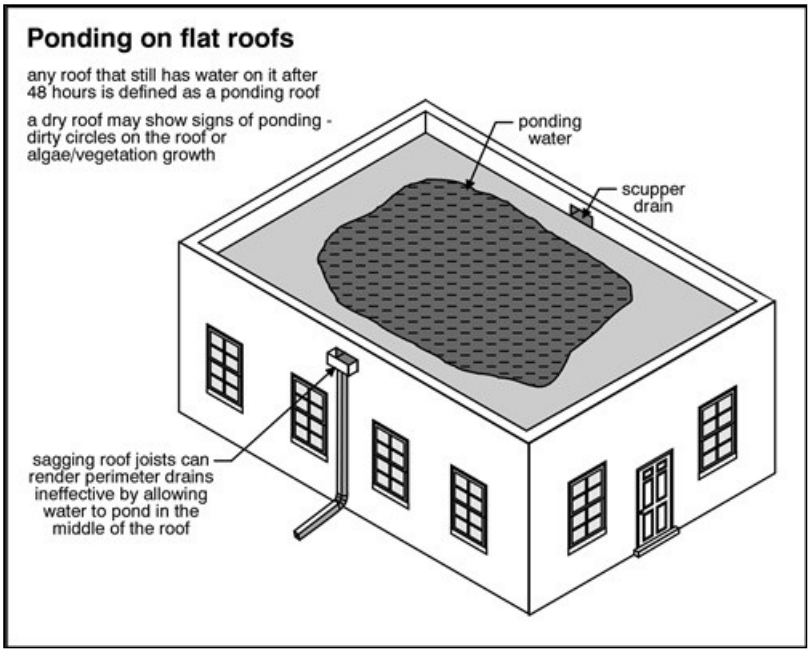
1.3 Item 2(Picture)

☐☐☐☑☐ **1.4 FLAT ROOF COVERINGS/ MATERIALS**

Findings

(1) The flat roof shows areas of ponding (standing water) noted by dirt on the flat roof covering. This can lead to premature failure of the flat roof in these areas. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs made.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

(2) Tree(s) and/or large plant(s) are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the trees/ plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage/ venation removed or trimmed by a qualified professional to prevent damage to the house.



1.4 Item 3(Picture)

1.5 SKYLIGHTS

SKYLIGHT(S): SEVERAL

Findings

IN NI NP RR IO Inspection Items

Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a qualified licensed roofing contractor. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if concerned.



1.5 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

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

2. Exterior

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

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

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IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	☐	☑	**2.0 EXTERIOR (GENERAL COMMENTS)**

LOT TYPE: HILLSIDE SETTING

Findings

Unsecured items in a yard may be hazardous. Inspecting unsecured items for proper installation is beyond the scope of our general home inspection. We recommend that any unsecured items be checked by you or by a qualified person to ensure proper installation.

IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	☑	☐	**2.1 VEGETATION (WITH RESPECT TO ITS EFFECT ON THE BUILDING)**

Findings

IN NI NP RR IO Inspection Items

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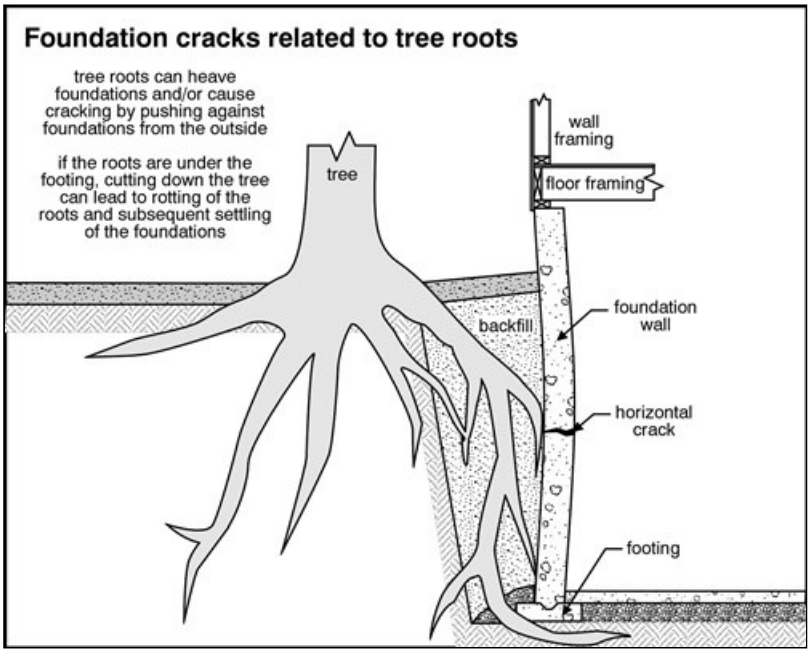
(1) Large trees located close to the house can cause damage to underground plumbing, hardscape, and the foundation of the house or a neighboring structure. Tree(s) are located near enough to the house to cause concern for potential damage. We recommend contacting a licensed arborist to obtain a quotation for tree removal prior to the end of your contingency period.



2.1 Item 1(Picture)

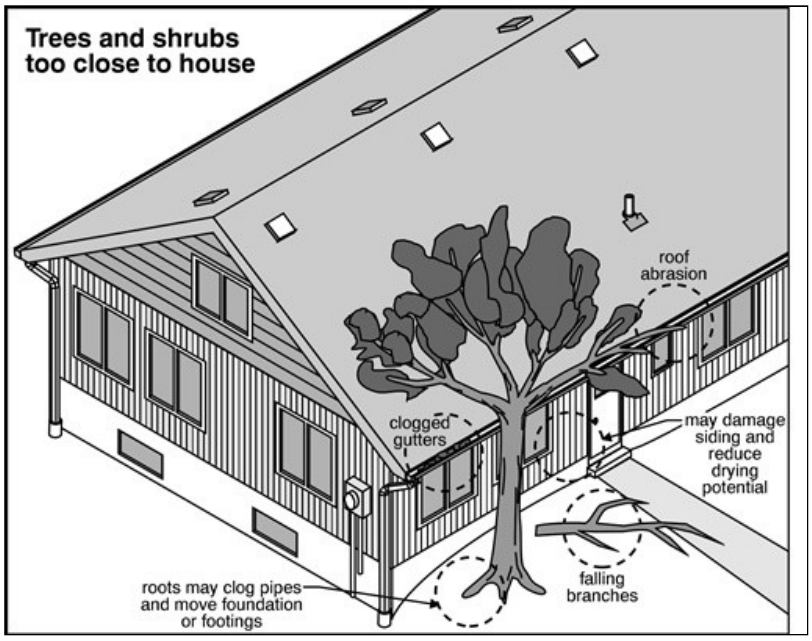


2.1 Item 2(Picture)

(2) Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon

IN NI NP RR IO Inspection Items

as possible.



2.1 Item 3(Picture)



2.1 Item 4(Picture)

IN NI NP RR IO Inspection Items

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(3) Vegetation is in contact with the side of the house/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the side of the house/ stucco. We also recommend referring to the pest control report for their recommendations.



2.1 Item 5(Picture)



2.1 Item 6(Picture)

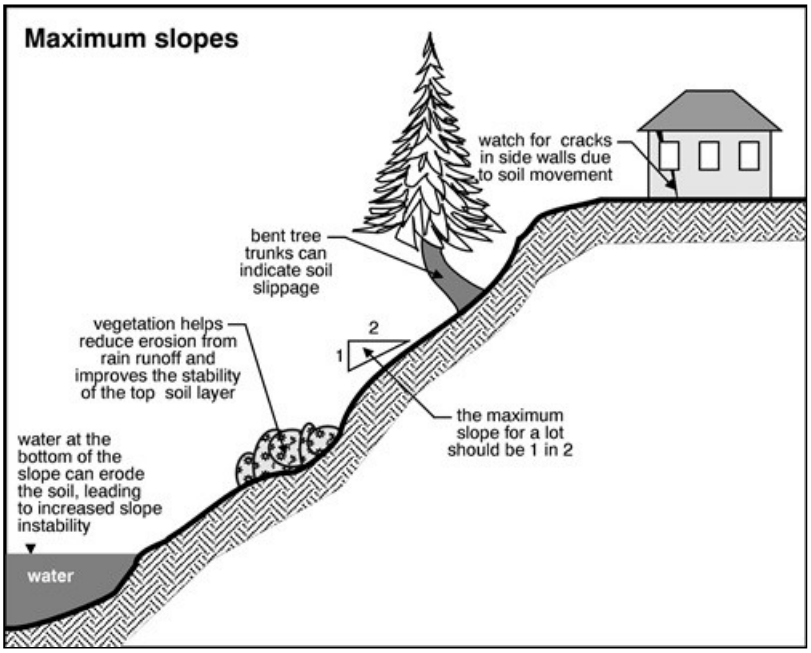
2.2 GRADING AND DRAINAGE (WITH RESPECT TO ITS EFFECT ON THE BUILDING)

LOT DRAINAGE: GRADED, BURRIED DRAIN LINES

Findings

(1) This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive,

clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and are not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the close of escrow.



2.2 Item 1(Picture)

(2) Ground drain lines were visible in the yard at several areas. These drains are not tested for functional flow or adequacy. It is important to maintain these drains and prevent debris from entering. We recommend periodic clean out by a qualified person.

☐☐☐■☐ **2.3 WALL CLADDING FLASHING AND TRIM**

SIDING MATERIAL: STUCCO, WOOD, WOOD TRIM

Findings

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IN NI NP RR IO Inspection Items

(1) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

IN NI NP RR IO Inspection Items

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(2) Some damaged wood siding is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding as needed by a qualified licensed contractor.



2.3 Item 3(Picture)



2.3 Item 4(Picture)

(3) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified licensed contractor.

☐☐☐☑☐ 2.4 EAVES, SOFFITS, FASCIAS

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

Findings

(1) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a qualified licensed paint contractor.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.



2.4 Item 3(Picture)

☐☐☐☒☐ **2.5 DOORS (EXTERIOR)**

EXTERIOR ENTRY DOORS: WOOD

Findings

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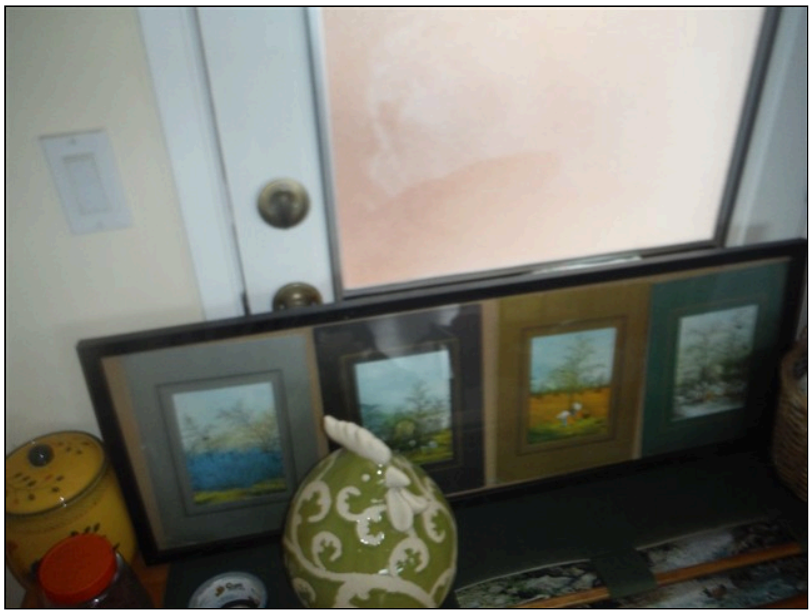
IN NI NP RR IO Inspection Items

(1) Several exterior doors were blocked by occupants personal items and could not be tested at the time of the inspection. We recommend having these doors cleared of personal items and tested by this company or a qualified licensed contractor prior to the end of contingencies if concerned.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) The sliding glass door is mounted with the sliding portion of the door mounted on the exterior side of the home. This may have common at the time of original construction. However, this may allow the sliding portion of the door to be easily removed by a would be intruder from the exterior of the house. We recommend having the sliding portion of the door installed on the inside or upgrading the sliding glass door to the type with the sliding portion of the door mounted on the interior of the home by a qualified licensed door contractor.



2.5 Item 3(Picture)

(3) The exterior closet door is damaged. We recommend necessary repairs or replacement by a qualified licensed door contractor.



2.5 Item 4(Picture)

IN NI NP RR IO Inspection Items

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(4) There is a double key lock installed on kitchen entry door. This is a fire-safety concern if locked and the key is not present. We recommend upgrading this lock to a thumb-turn lock by a qualified person.



2.5 Item 5(Picture)

☐☐☐☒☐ **2.6 WINDOWS (INTERIOR AND EXTERIOR)**

WINDOWS: SINGLE PANE, DOUBLE PANE ALUMINUM

Findings

(1) Several cracked/broken windows were observed at the time of the inspection. We recommend repair or replacement by a qualified licensed window contractor.



2.6 Item 1(Picture)



2.6 Item 2(Picture)

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



2.6 Item 3(Picture)

IN NI NP RR IO Inspection Items



2.6 Item 4(Picture)

(3) Condensation and/or UV damaged factor tint was observed between the panes of glass at several window(s). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/ replacement. We recommend repairing or replacing all windows that have failed window seals and/or UV damaged factory tint by a qualified licensed window contractor.



2.6 Item 5(Picture)

IN NI NP RR IO Inspection Items

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



2.6 Item 6(Picture)

(4) One or more window screens are missing. We recommend replacing by a qualified person.



2.6 Item 7(Picture)

(5) WINDOW COMMENT: Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances inspector may not be able to disclose the exact condition of every widow. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.

(6) Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact

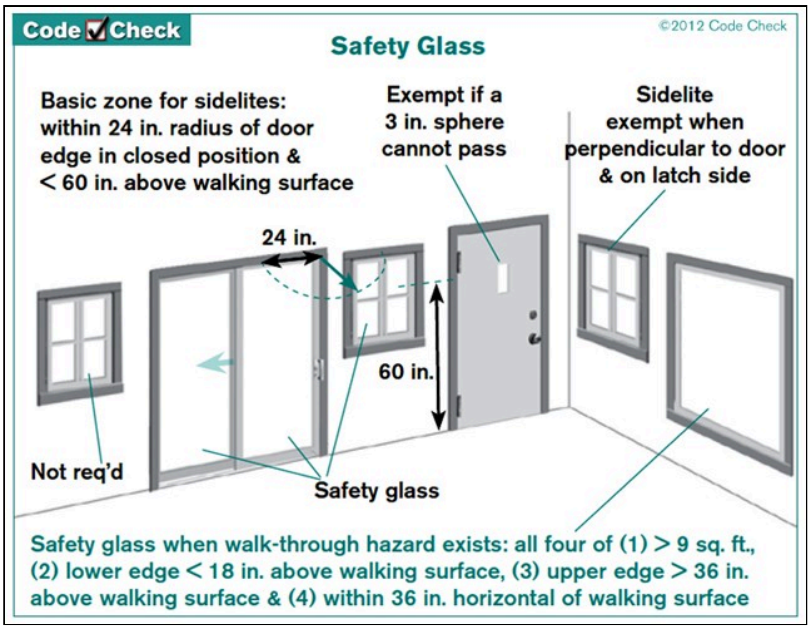
condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

☐☐☐☑☐ **2.7 SAFETY GLASS (EXTERIOR)**

Findings

Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.



2.7 Item 1(Picture)

IN NI NP RR IO Inspection Items



2.7 Item 2(Picture)

☐☐☐☒☐ **2.8 DRIVEWAYS, PATIOS, WALKWAYS**

DRIVEWAY: CONCRETE, ASPHALT

Findings

(1) Several stress and/ or settling cracks observed in the concrete driveway, walkways and rear patio. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without proper re-enforcement. These areas may deteriorate further. We recommend repairs as needed using a qualified licensed contractor.



2.8 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items



2.8 Item 2(Picture)

(2) The asphalt driveway is cracked and deteriorated throughout. We recommend that you obtain a quotation for repair prior to the end of your contingency period.



2.8 Item 3(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items



2.8 Item 4(Picture)

(3) One or more walk ways have wooden planks installed across them, and these planks are worn/past their useful life. We recommend having the wooden planks removed by a quailed person.



2.8 Item 5(Picture)

IN NI NP RR IO Inspection Items

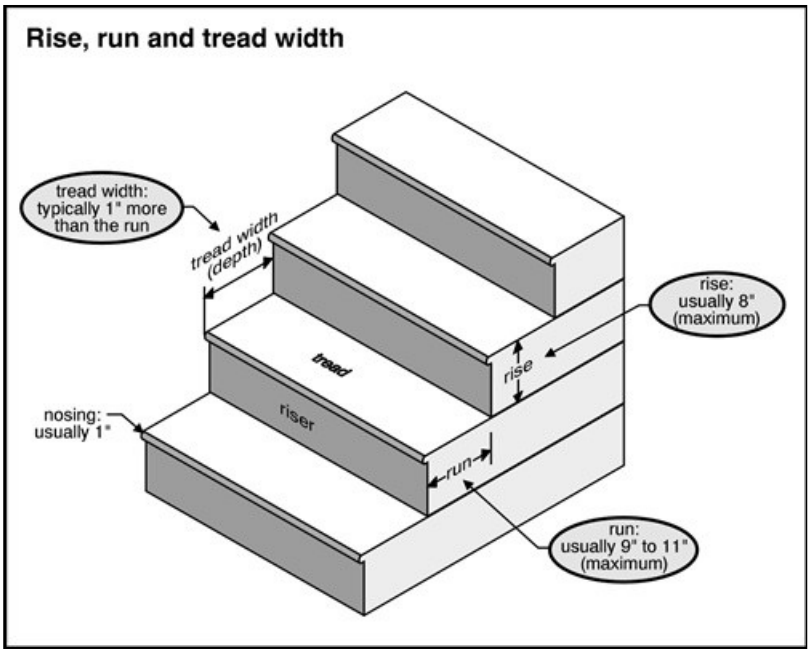
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items



2.8 Item 6(Picture)

(4) The interior stair length/height is non-standard and/or inconsistent. This is a possible safety concern. We recommend having the stairs corrected by a qualified licensed contractor.



2.8 Item 7(Picture)

IN NI NP RR IO Inspection Items

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



2.8 Item 8(Picture)

☐☐☐☒☐ **2.9 FENCE AND/OR GATES**

Findings

(1) The fence is loose, leaning and deteriorated in several areas. We recommend necessary repairs or replacing as needed by a qualified licensed fence contractor.



2.9 Item 1(Picture)

IN NI NP RR IO Inspection Items



2.9 Item 2(Picture)

(2) Some damaged wood was observed at the wooden gates. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.



2.9 Item 3(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items



2.9 Item 4(Picture)

(3) The gate hardware is in poor condition and requires adjustment or replacement for the gate to operate properly. We recommend necessary repairs or replacement by a qualified licensed fence contractor.



2.9 Item 5(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(4) Vegetation is growing on the fence. Vegetation can hold moisture to the fence and cause excessive weight and damage. We recommend trimming back and removing the vegetation by a qualified licensed landscaper.



2.9 Item 6(Picture)

☐ ☑ ☐ ☐ ☐ **2.10 IRRIGATION**

Findings

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



2.10 Item 1(Picture)

IN NI NP RR IO Inspection Items

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



2.10 Item 2(Picture)

☐☐☐☒☐ **2.11 DECKS AND PATIO COVERS**

Findings

(1) The decking material/water proof membrane is worn and cracked. The effectiveness of the material may be compromised. We recommend having the decking material repaired or replaced by a licensed decking contractor.



2.11 Item 1(Picture)

IN NI NP RR IO Inspection Items



2.11 Item 2(Picture)

(2) Dry rot/ damaged wood was observed at the deck at several areas. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend necessary repairs by a qualified licensed contractor for safety.



2.11 Item 3(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items



2.11 Item 4(Picture)

(3) The decks were observed to be in overall poor condition, with multiple areas requiring extensive repairs. Deteriorated or deficient deck components may compromise the safety, stability, and intended use of the decks and may present a fall or injury hazard. We recommend evaluation by a qualified licensed contractor experienced in deck construction and repair to determine the full extent of deficiencies and necessary repairs or replacement.



2.11 Item 5(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items



2.11 Item 6(Picture)

(4) The decks were observed to have elevated edges with fall hazards. Although the deck heights may not be sufficient to trigger a requirement for guardrails under applicable standards, a fall from these areas could still result in injury. We recommend consideration of an appropriate guardrail, barrier, or other safety measure and evaluation by a qualified licensed contractor to determine suitable corrective measures.



2.11 Item 7(Picture)

IN NI NP RR IO Inspection Items

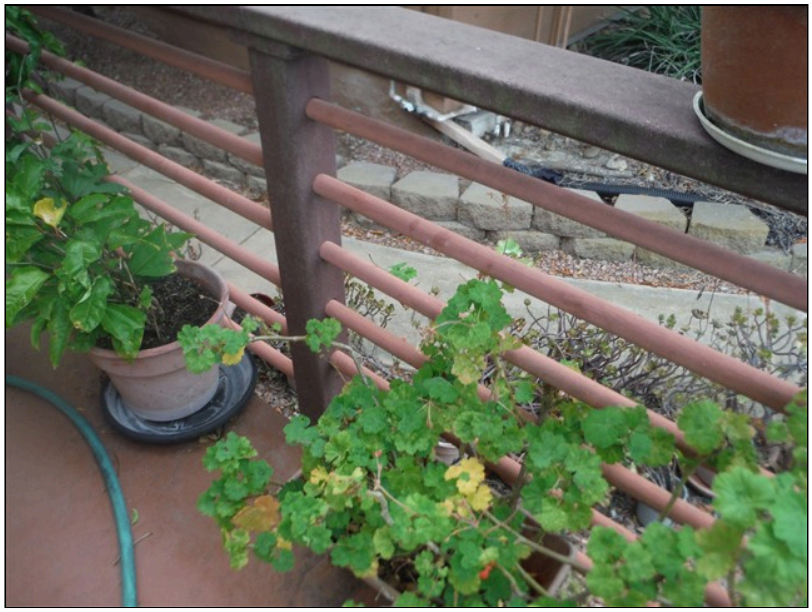
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items



2.11 Item 8(Picture)

(5) The guardrail/baluster installation is designed to be climbable which does not comply with current safety standards. We recommend corrections and/or installing another form of barrier to prevent injuries by a qualified licensed contractor if the buyer is concerned.



2.11 Item 9(Picture)

IN NI NP RR IO Inspection Items

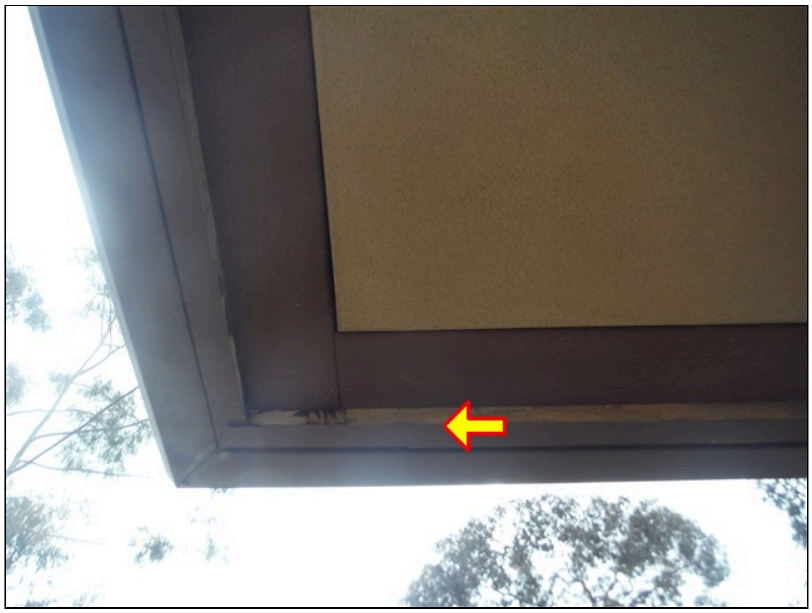
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items



2.11 Item 10(Picture)

(6) The paint at the deck is missing in areas. Maintaining paint is essential to preventing the wood from damage. We recommend prep and painting as needed by a licensed paint contractor.



2.11 Item 11(Picture)

IN NI NP RR IO Inspection Items

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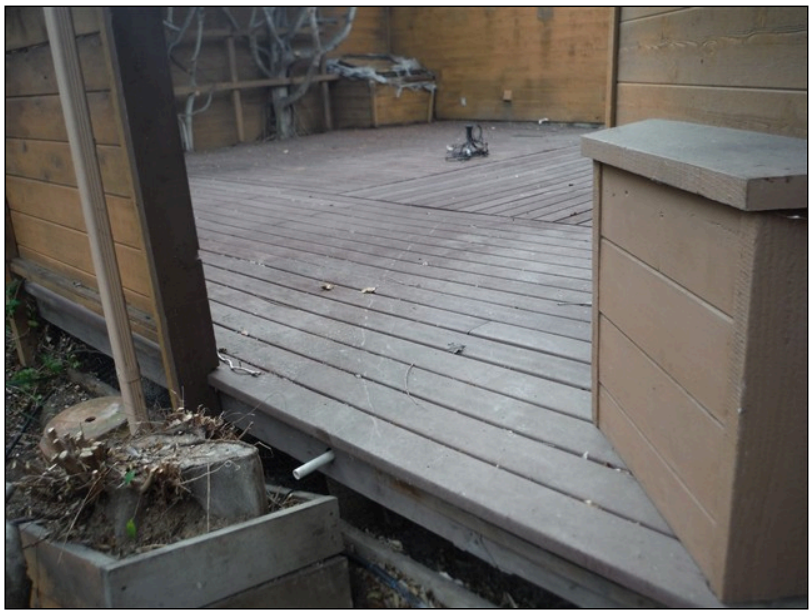
IN NI NP RR IO Inspection Items

(7) Due to the close proximity of the deck(s) and walkway(s) to the ground/surface, we are unable to inspect there condition and components bellow the surface. Wood surfaces should be protected above grade by concrete footings and piers. Wood to soil contact will promote premature failure of the wood (with the exception of specific types of wood). These deck(s) and walkway(s) appeared to be in serviceable condition. However, we recommend further evaluation of these areas as needed by a qualified licensed deck contractor.



2.11 Item 12(Picture)

☐☐☐☒☐ **2.12 BALCONIES**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) There is no railing (guard rail) installed at the balcony. A railing (guard rail) is required at the balcony to prevent injury. The balcony is greater that 30 inches from the ground below. We recommend having a railing (guard rail) installed by a qualified licensed deck contractor.



2.12 Item 1(Picture)



2.12 Item 2(Picture)

IN NI NP RR IO Inspection Items

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(2) Dry rot/ damaged wood was observed at the balcony at several areas. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend necessary repairs by a qualified licensed contractor for safety.



2.12 Item 3(Picture)



2.12 Item 4(Picture)

☐☐☐☐☐ **2.13 EXTERIOR - OTHER**

Findings

Note: 1) The soil grade should be maintained at least 4 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/ or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be viewed. The inspector relies on signs of leakage at the interior to determine the fitness of this

IN NI NP RR IO Inspection Items

component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting is needed often to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a qualified licensed pest inspection company is needed to report on such damage and is strongly recommended.

IN NI NP RR IO Inspection Items

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

3. Garage

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

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IN NI NP RR IO Inspection Items

☐☐☐☒☐ **3.0 GARAGE VEHICLE DOOR(S)**

GARAGE VEHICLE DOOR MATERIAL: WOOD - PANEL

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) The wood-panel garage door was observed to be in poor overall condition, appears to be inoperable, and has large gaps in several areas. The condition may compromise security, weather resistance, and proper operation of the garage. We recommend having the garage door evaluated and repaired or replaced as needed by a qualified licensed garage door contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) The garage door wood trim is damaged in some areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.



3.0 Item 3(Picture)



3.0 Item 4(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(3) Water stain(s) are noted at/ on the wood garage door. The stains were tested and no elevated level of moisture was detected. Determining if there is dry rot or damage caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation.



3.0 Item 5(Picture)

☐☐☐☒☐ **3.1 GARAGE VEHICLE DOOR OPENER(S)**

AUTO-OPENER MANUFACTURE: LIFT-MASTER

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(1) The lights did not work when the garage door opener was tested at several garage doors. The lights built in the garage door opener are a safety device. We recommend replacing the bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified licensed garage door contractor.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

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

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



3.1 Item 3(Picture)

IN NI NP RR IO Inspection Items

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

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



3.1 Item 4(Picture)

(4) A garage door opener is in place but did not operate when tested at the left side ADU garage door. We recommend further evaluation by a qualified licensed garage door contractor and necessary repairs or replacement if needed.



3.1 Item 5(Picture)

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

IN NI NP RR IO Inspection Items

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



3.1 Item 6(Picture)

[•] [ ] [ ] [ ] [ ] **3.2 GARAGE CEILING**

[ ] [ ] [ ] [•] [ ] **3.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)**

Findings

IN NI NP RR IO Inspection Items

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

IN	NI	NP	RR	IO	Inspection Items

(1) Some of the garage walls are built below the soil grade and may be subject to moisture intrusion if they are not adequately sealed. It is beyond the scope of our inspection to verify the presence of moisture barriers. If concerned about these areas we recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

IN	NI	NP	RR	IO	Inspection Items

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

(2) The walls have cosmetic damage in one or more locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.

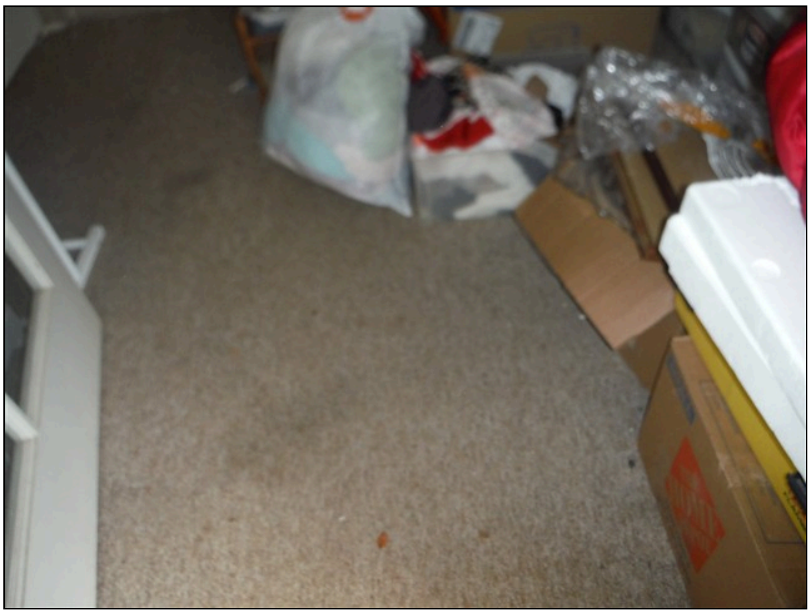


3.3 Item 3(Picture)

☐☐☐☒☐ **3.4 GARAGE FLOOR/ SLAB**

Findings

(1) There is carpet installed on/ over the garage slab. The garage slab is not visible to inspect. This carpet can trap spilled flammable liquids. This condition is a fire and a safety hazard. We recommend removing the carpet and inspecting the slab prior to the end of your contingency period.



3.4 Item 1(Picture)

(2) Typical shrinkage cracks were observed at the garage slab in several areas. Shrinkage cracks can appear as part of the concrete's natural curing process and are

IN NI NP RR IO Inspection Items

not a structural concern. No standards exist for evaluating cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another condition.



3.4 Item 2(Picture)

3.5 GARAGE VENTILATION

3.6 GARAGE - OTHER

Findings

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

IN NI NP RR IO Inspection Items

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

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

4. Water Heater

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

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

IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	●	☐	**4.0 MAIN WATER HEATER (CONTROLS)**

WATER HEATER MANUFACTURE: A.O. SMITH
WATER HEATER LOCATION: OUTSIDE - EXTERIOR CLOSET
WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER YEAR MANUFACTURED: 2019
WATER HEATER CAPACITY: 40 GALLON
2ND WATER HEATER LOCATION: GARAGE
2ND WATER HEATER MANUFACTURE: BRADFORD-WHITE
2ND WATER HEATER POWER SOURCE: NATURAL GAS
2ND WATER HEATER CAPACITY: 50 GALLON

Findings

IN	NI	NP	RR	IO	Inspection Items

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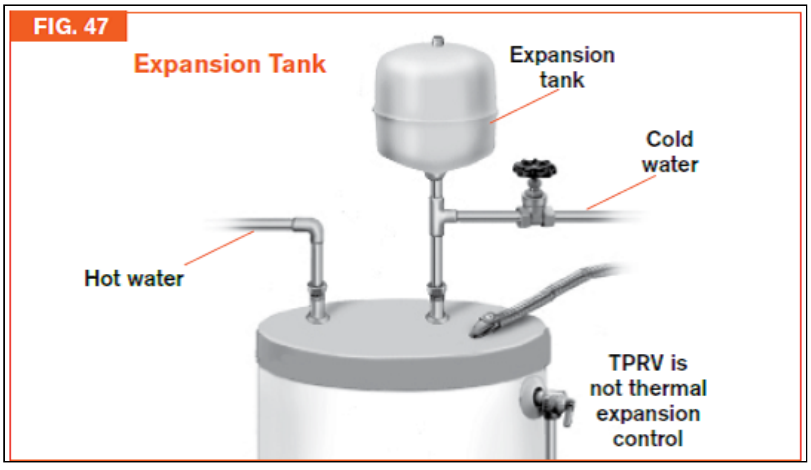
(1) PEX piping was observed connected directly to the water heater. PEX is generally not intended to be installed directly at the water heater due to the elevated temperatures and manufacturer installation requirements. This condition may result in premature deterioration or failure of the piping and potential water damage. We recommend having the installation evaluated and corrected by a qualified licensed plumber in accordance with the water heater manufacturer's requirements and applicable plumbing standards.



4.0 Item 1(Picture)

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



4.0 Item 2(Picture)

IN NI NP RR IO Inspection Items

(3) The leak pan pipe appears to have been installed by someone unfamiliar with current installation standards. We recommend repairs or replacement as needed by a qualified licensed plumber.



4.0 Item 3(Picture)

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



4.0 Item 4(Picture)

IN NI NP RR IO Inspection Items

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



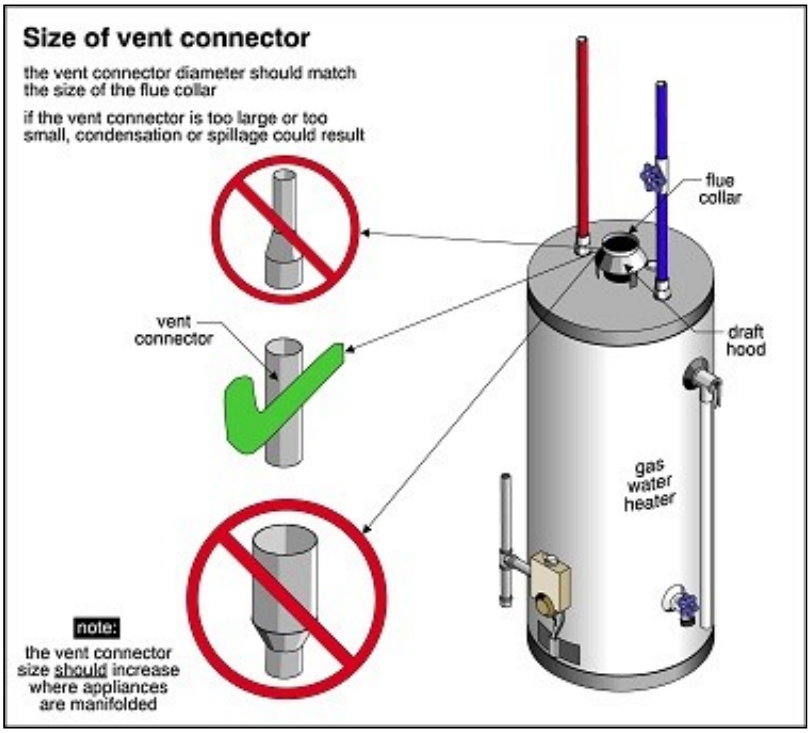
4.0 Item 5(Picture)

☐☐☐☑☐ **4.1 MAIN WATER HEATER FLUE**

WATER HEATER FLUE MATERIAL: SINGLE WALL, DOUBLE WALL

Findings

(1) The water heater flue changes in diameter (either getting bigger or smaller) which is not allowed unless the flue is combined with the flue of a furnace. We recommend necessary corrections by a qualified licensed plumber.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

(2) The water heater flue/venting appears to have been improperly installed and may not conform to current installation standards or manufacturer requirements. Improper flue installation can create a risk of combustion gases, including carbon monoxide, entering the structure. We recommend having the water heater flue evaluated and corrected by a qualified licensed plumber or HVAC contractor as needed.



4.1 Item 3(Picture)

4.2 MAIN WATER HEATER (PLATFORM & STRAPPING)

Findings

The water heater is adequately strapped as required.

4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Findings

The water heater Temperature and Pressure (T&P) relief valve pipe terminates into the water heater leak pan. This is an incorrect installation. We recommend necessary corrections by a qualified licensed plumber.



4.3 Item 1(Picture)

☐☐☐☒☐ **4.4 2ND WATER HEATER (CONTROLS)**

2ND WATER HEATER YEAR MANUFACTURED: 2018

Findings

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



4.4 Item 1(Picture)

(2) The water heater supply lines are rusted/corroded. We recommend replacing by a

qualified licensed plumber.

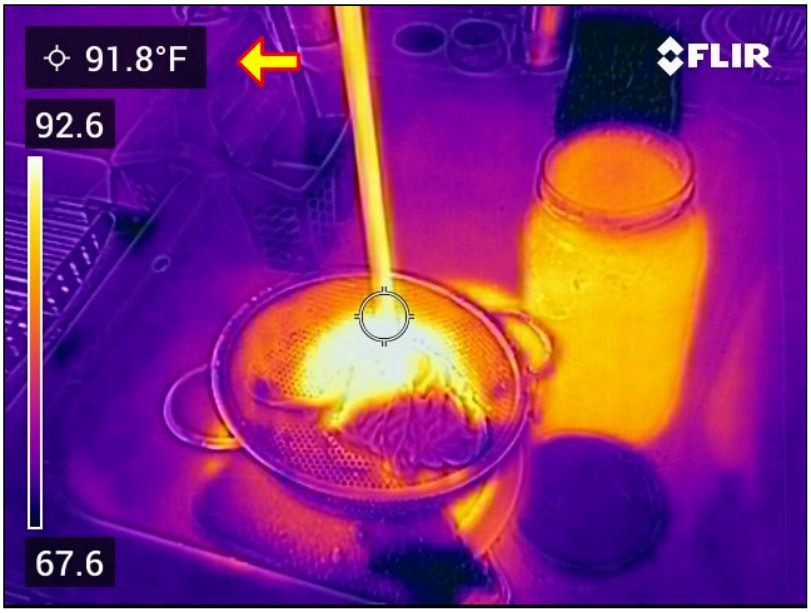


4.4 Item 2(Picture)

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



4.4 Item 3(Picture)



4.4 Item 4(Picture)

4.5 2ND WATER HEATER FLUE

2ND WATER HEATER FLUE MATERIAL: SINGLE WALL, DOUBLE WALL

4.6 2ND WATER HEATER (PLATFORM & STRAPPING)

Findings

The water heater in the garage is not installed on a platform 18' off the garage floor as required. Water heaters installed in a garage must be installed on a platform 18" off the ground to help prevent the water heater pilot from igniting gasoline and/ or other chemical vapors. We recommend having the water heater installed on a proper platform by a qualified licensed plumber.



4.6 Item 1(Picture)

IN NI NP RR IO Inspection Items

4.7 2ND WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Findings

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



4.7 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

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

5(A) . Interiors / Main House

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

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

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

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IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	☐	☑	**5.0.A INTERIORS (GENERAL COMMENTS)**

WALL AND CEILING MATERIALS: SHEETROCK, WOOD, WOOD BEAMS

Findings

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



5.0.A Item 1(Picture)

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

(3) The home is located close to the coast/ ocean. High-salt content in coastal environments can shorten the life spans of many types of metal components such as but limited to fixtures, appliances, flashings, and doors/windows. Rusting/corrosion was observed at several areas throughout the house. We recommend necessary repairs or replacement of any rusted items/ components by a qualified licensed contractor in the appropriate trade.

(4) Homes built before the 1980's are known to have building materials that may contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having the materials lab tested. If your concerned about asbestos, we recommend that you have the home evaluated by a qualified licensed environmental hygienist prior to the end of your contingency period.

☑	☐	☐	☐	☐	**5.1.A CEILINGS**
☐	☐	☐	☑	☐	**5.2.A WALLS**

Findings

IN	NI	NP	RR	IO	Inspection Items

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

IN NI NP RR IO Inspection Items

(1) Dark stains were observed on a wall in the bathroom which may indicate that a leak occurred. This area was tested and was found to be dry at the time of the inspection. We recommend necessary repairs of the affected area by a qualified licensed restoration contractor. No sampling or testing of the stain is included with our general home inspection. If you have health issues or if you are concerned about the air quality inside this house, we recommend testing performed by a qualified licensed specialist prior to the end of your contingency period.



5.2.A Item 1(Picture)



5.2.A Item 2(Picture)

(2) Dark stains were observed on a wall at the water heater closet which may indicate that a leak occurred. This area was tested and was found to be dry at the time of the inspection. We recommend necessary repairs of the affected area by a qualified licensed restoration contractor. No sampling or testing of the stain is included with our general home inspection. If you have health issues or if you are concerned about the

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

air quality inside this house, we recommend testing performed by a qualified licensed specialist prior to the end of your contingency period.



5.2.A Item 3(Picture)



5.2.A Item 4(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(3) The walls have cosmetic damage in several locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.



5.2.A Item 5(Picture)



5.2.A Item 6(Picture)

IN NI NP RR IO Inspection Items

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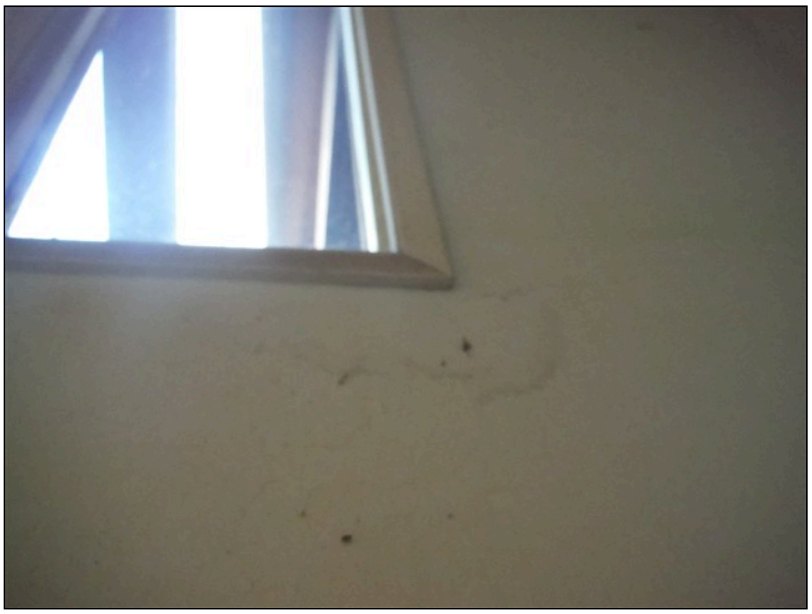
IN NI NP RR IO Inspection Items

(4) Staining noted at the walls in the hallway. The staining was tested for moisture and found to be dry at the time of the inspection so I could not determine if the leak is still active. Under certain conditions or regular use, the leak may become active. We recommend further evaluation by a qualified licensed contractor if concerned.



5.2.A Item 7(Picture)



5.2.A Item 8(Picture)

(5) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

☐☐☐☑☐ **5.3.A FLOOR COVERINGS**

Findings

IN NI NP RR IO Inspection Items

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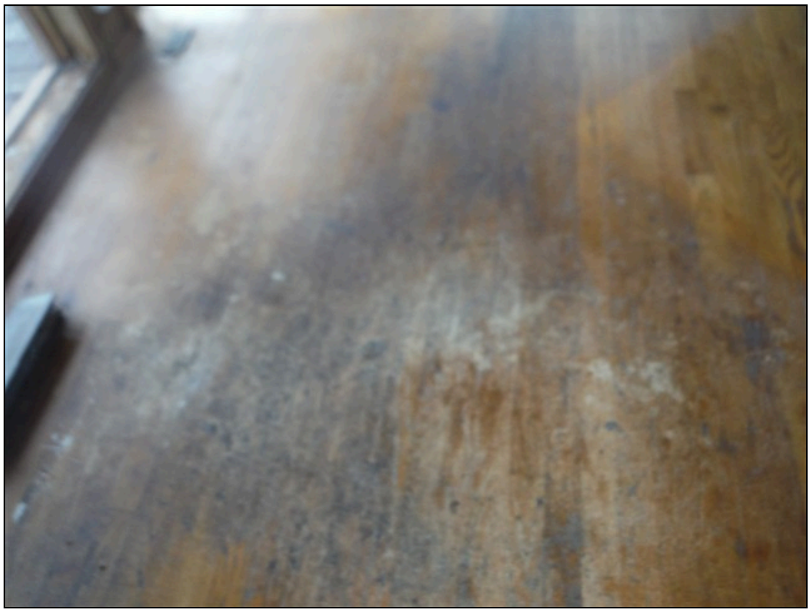
IN NI NP RR IO Inspection Items

(1) Wood floors in the home exhibited severe surface wear. We recommend necessary repairs or replacing by a qualified licensed flooring contractor.



5.3.A Item 1(Picture)



5.3.A Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(2) Carpets throughout the house are old and worn. We recommend consulting with a qualified flooring contractor to discuss options and costs for replacement.



5.3.A Item 3(Picture)



5.3.A Item 4(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(3) There is loose or damaged vinyl flooring noted in several areas. This can be a tripping hazard. We recommend replacement by a qualified licensed flooring contractor.



5.3.A Item 5(Picture)



5.3.A Item 6(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(4) A falling/safety hazard is present at the walkway/living room. We recommend repairs or replacement as needed by a qualified licensed contractor.



5.3.A Item 7(Picture)

(5) Carpet flooring was used in the bathroom(s). This type of flooring holds moisture and is not ideal for bathroom and/or kitchen floors. This cold lead to unsanitary conditions in these areas. Recommend further review and replacement by a licensed flooring contractor.



5.3.A Item 8(Picture)

☐☐☐☑☐ **5.4.A STEPS, STAIRWAYS, RAILINGS**

Findings

The stairs in the garage appear to have been constructed by someone unfamiliar with current installation standards. Unworkmanlike finish in this area. We recommend

IN NI NP RR IO Inspection Items

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repairs or replacement as needed by a qualified licensed contractor.



5.4.A Item 1(Picture)

☐☐☐☒☐ **5.5.A COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)**

Findings

The bottom shelf in the cabinet below the bathroom sink is stained, bowed/ damaged. This area was tested for moisture and was found to be dry at the time of inspection. We recommend necessary repairs or replacement by a qualified licensed contractor.



5.5.A Item 1(Picture)

☒☐☐☐☐ **5.6.A DOORS (REPRESENTATIVE NUMBER)**

☒☐☐☐☐ **5.7.A INFRARED CAMERA INSPECTION**

Findings

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



5.7.A Item 1(Picture)



5.7.A Item 2(Picture)

☐☐☐☑☐ **5.8.A SAFETY GLASS (INTERIOR)**

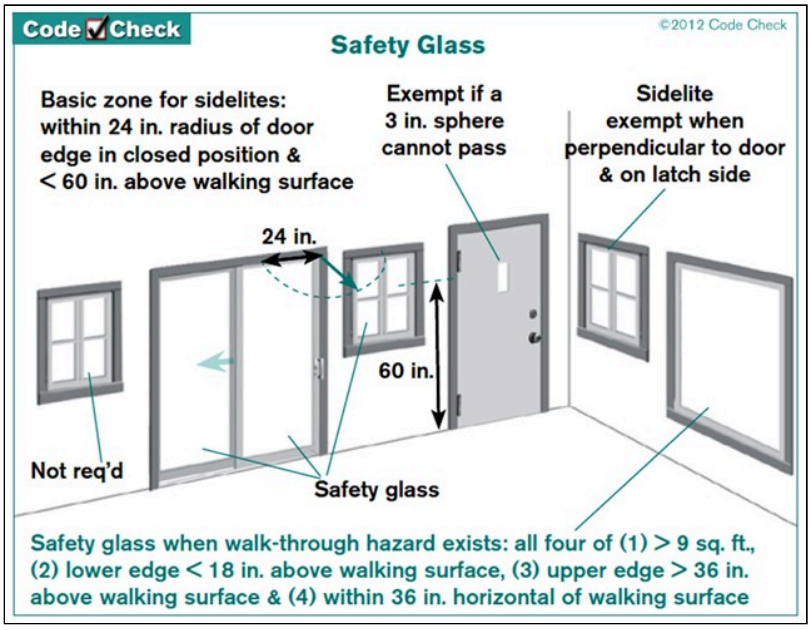
Findings

Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass

IN NI NP RR IO Inspection Items

doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.



5.8.A Item 1(Picture)

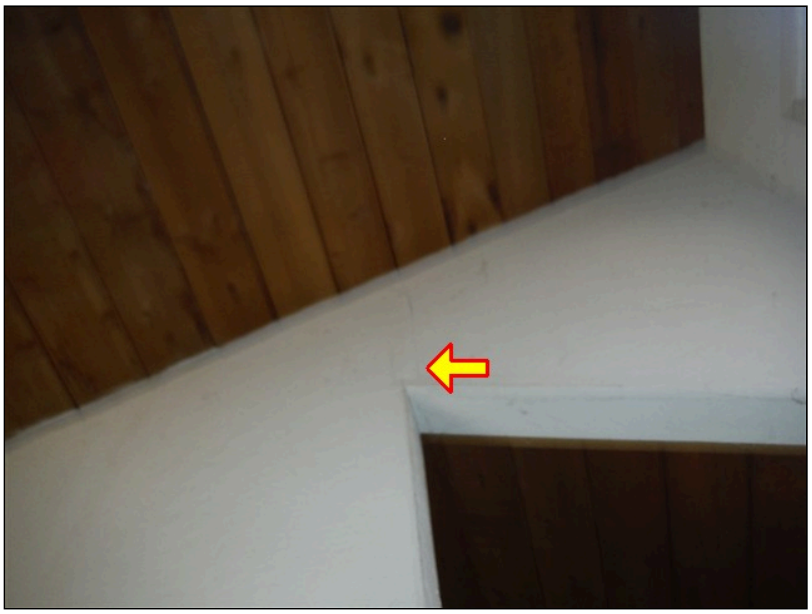
☐☐☐☑☐ **5.9.A INTERIORS - OTHER**
Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) Drywall at several areas exhibited evidence of poor installation practices. Seams were visible at several areas and appeared to be the result of poor installation practices. Drywall patches at several areas were poorly executed. We recommend further evaluation by a qualified licensed general contractor for repair options.



5.9.A Item 1(Picture)



5.9.A Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(2) Evidence of pest noted at various areas around the home. We recommend referring to the pest inspection report (if one is provided) for a detailed evaluation of these areas, and for any necessary repairs needed at this time.



5.9.A Item 3(Picture)



5.9.A Item 4(Picture)

IN NI NP RR IO Inspection Items

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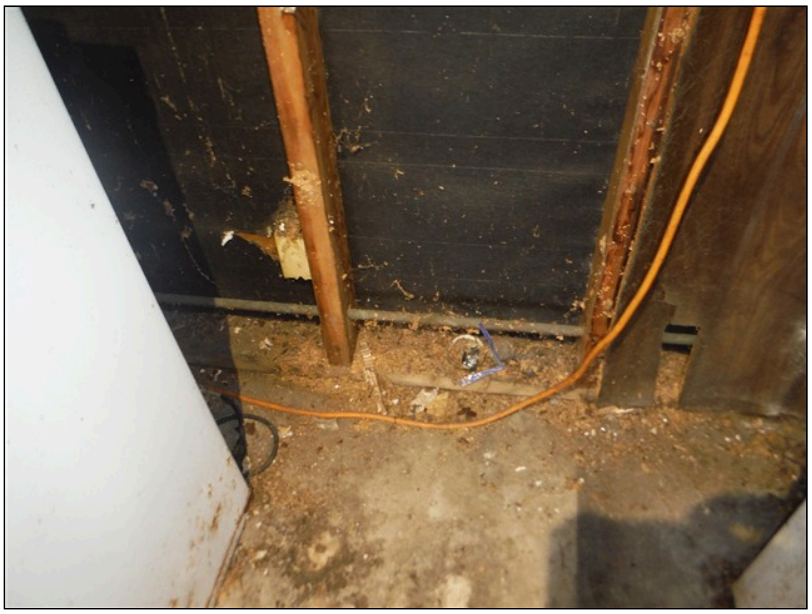
IN NI NP RR IO Inspection Items

(3) Materials which appeared to be rodent droppings were observed in several areas. Pests may chew, damage or contaminate components. We recommend further evaluation by qualified licensed pest exterminator for a complete review and removal of any pests and/or pest waste and any other repairs made as needed.



5.9.A Item 5(Picture)

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

IN NI NP RR IO Inspection Items

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

5(B) . Interiors / ADU

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

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

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

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IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	☐	☑	**5.0.B INTERIORS (GENERAL COMMENTS)**

WALL AND CEILING MATERIALS: SHEETROCK, OCCUPIED

Findings

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

IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	☑	☐	**5.1.B WALLS**

Findings

IN	NI	NP	RR	IO	Inspection Items

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

IN NI NP RR IO Inspection Items

(1) The walls have cosmetic damage in several locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.



5.1.B Item 1(Picture)

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



5.1.B Item 2(Picture)

(3) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

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

IN NI NP RR IO Inspection Items

☐☐☐☒☐ **5.2.B FLOOR COVERINGS**

Findings

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



5.2.B Item 1(Picture)

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

☒☐☐☐☐ **5.3.B COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)**

Findings

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

☐☐☐☒☐ **5.4.B DOORS (REPRESENTATIVE NUMBER)**

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

Damage noted at one or more interior doors. We recommend repairs or replacement as needed by a qualified licensed contractor.



5.4.B Item 1(Picture)

IN NI NP RR IO Inspection Items

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

6. Fireplaces/ Chimneys

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

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

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IN NI NP RR IO Inspection Items

☐ ☐ ☐ ☑ ☐ **6.0 FIREPLACE(S)/ CHIMNEY(S)**

FIREPLACE TYPE: GAS LOG STARTER

NUMBER OF FIREPLACES: ONE

Findings

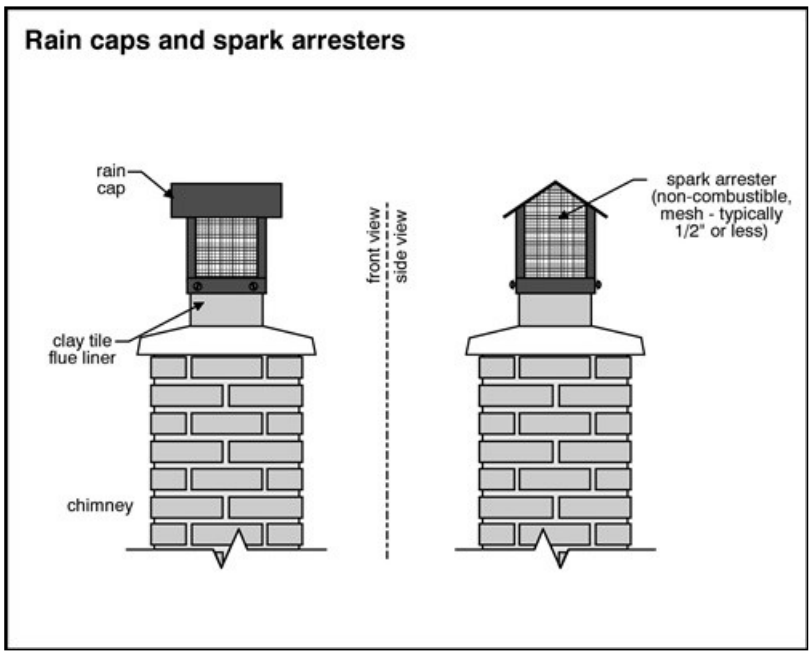
(1) A spark arrester/ rain cap is not present/ installed. This may have been acceptable at the time of construction. Spark arresters prevent cinders from falling onto the roof which

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

is a fire hazard. The rain cap prevents water from entering the chimney flue to help prevent deterioration. We recommend having a spark arrester/ rain cap installed by a qualified person.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(2) The glass doors have been removed from the family room fireplace. This unit should be operated with glass doors in place. We recommend replacement by a qualified person.



6.0 Item 3(Picture)

(3) Cracking and some deterioration is observed in the family room fireplace. We recommend necessary repairs by a qualified licensed chimney contractor.



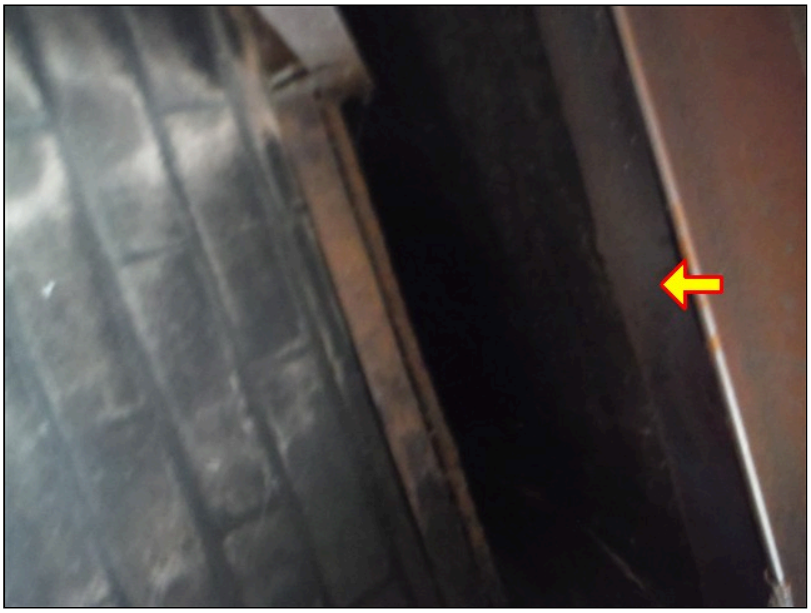
6.0 Item 4(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(4) Excessive soot and/or creosote was present at the interior of the chimney. This is considered a fire hazard because the creosote is a tar-like material that can burn. The presence of soot/creosote can also conceal defects and prevents a visual inspection of the flue. We recommend having the chimney cleaned and inspected by a qualified licensed chimney sweep for safety due to the presence of soot/creosote.



6.0 Item 5(Picture)

☐☐☐■☐ **6.1 DAMPER/ DAMPER CLAMP**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

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



6.1 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items



6.1 Item 2(Picture)

6.2 HEARTH/ MANTLE

6.3 OPERATING CONTROLS

Findings

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

IN NI NP RR IO Inspection Items

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

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

7(A) . Smoke/ CO Detectors / Main House

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IN NI NP RR IO Inspection Items

7.0.A SMOKE DETECTORS

Findings

IN NI NP RR IO Inspection Items

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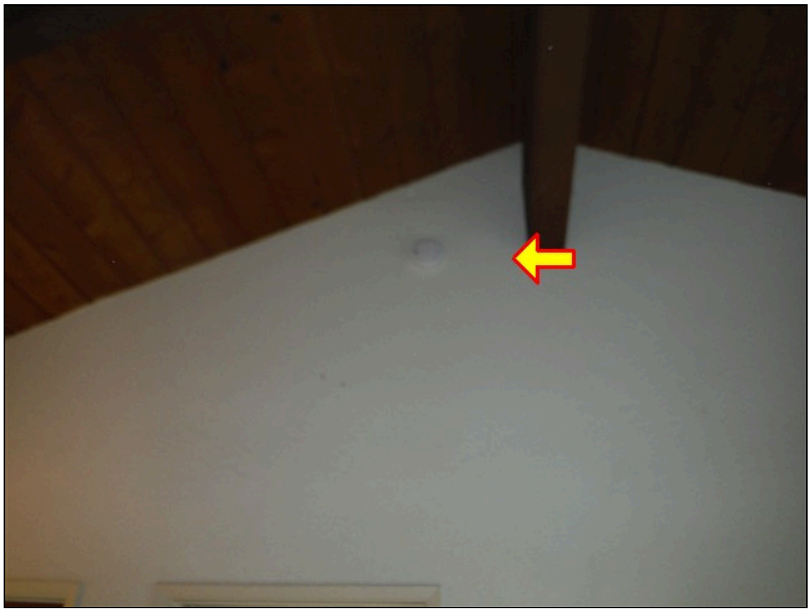
IN NI NP RR IO Inspection Items

(1) One or more of the smoke detectors in the house are older models. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. New requirements for smoke detectors are the sealed 10 year battery life smoke detectors. We recommend that all old detectors be replaced prior to occupancy of the house for safety.



7.0.A Item 1(Picture)



7.0.A Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(2) The smoke detectors were poorly placed/ located. We recommend relocating the smoke detectors to an appropriate location per the manufactures installation instructions.



7.0.A Item 3(Picture)

☐☐☐☒☐ **7.1.A CARBON MONOXIDE DETECTOR(S)**

Findings

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

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

☒☐☐☐☐ **7.2.A BEDROOM EGRESS**

☐☐☐☐☒ **7.3.A SAFETY - OTHER**

Findings

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

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

IN NI NP RR IO Inspection Items

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

7(B) . Smoke/ CO Detectors / ADU

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

IN NI NP RR IO Inspection Items

7.0.B SMOKE DETECTORS

Findings

There were no smoke detectors found in the home. This is nonstandard and a safety concern. We recommend installing smoke detectors where needed to comply with current safety requirements prior to occupying the home.



7.0.B Item 1(Picture)



7.0.B Item 2(Picture)

7.1.B CARBON MONOXIDE DETECTOR(S)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

Findings

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

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

☑ ☐ ☐ ☐ ☐ **7.2.B BEDROOM EGRESS**

IN NI NP RR IO Inspection Items

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

8(A) . Plumbing System / Main House

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

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

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IN NI NP RR IO Inspection Items

☐ ☐ ☐ ☑ ☐ **8.0.A DRAIN, WASTE, AND VENT SYSTEMS**

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

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: DRAINS INTO A WASH BASIN/ SINK

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) Several sinks were slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.



8.0.A Item 1(Picture)



8.0.A Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(2) The ADU laundry plumbing was observed to be constructed using a garden hose, and the discharge appears to drain directly into the yard rather than into an approved drainage system. This is an improper installation that may result in leakage, unsanitary conditions, moisture damage, and potential environmental or code-related concerns. We recommend evaluation and correction by a qualified licensed plumber, including installation of properly sized and approved plumbing and connection to an appropriate drainage system as required.



8.0.A Item 3(Picture)

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

☐☐☐☑☐ **8.1.A WATER SUPPLY, DISTRIBUTION SYSTEMS**

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

WATER SOURCE: PUBLIC

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) There are several water shut offs/pressure regulators at several areas around the home. I was unable to determine the purpose of these shutoffs/regulators. We recommend further evaluation by a qualified licensed plumber and repairs made as needed.



8.1.A Item 1(Picture)



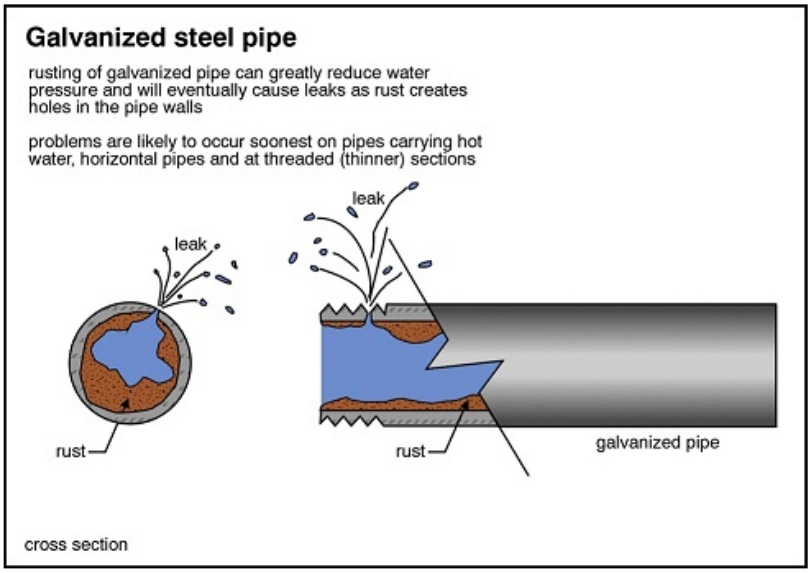
8.1.A Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(2) Galvanized steel pipes/fittings are installed in the house. These pipes are known to become clogged with rust which reduces water flow. We recommend replacing these pipes by a qualified licensed plumber.



8.1.A Item 3(Picture)



8.1.A Item 4(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(3) Water supply line is corroded (visible in the crawlspace). We recommend replacing this supply line by a licensed plumber to prevent future leaks.



8.1.A Item 5(Picture)

(4) Black copper water pipes noted in one or more areas. Possibly from improper electric panel bonding at the water pipe, a chemical reaction due to dissimilar metals or from other unknown reasons. We recommend further review and repairs as needed by a qualified licensed plumber.



8.1.A Item 6(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(5) Water pressure was observed to be low at one or more faucets. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.



8.1.A Item 7(Picture)

(6) There was no water flow at the primary bathroom tub.shower. This is non standard. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period and necessary repairs made as needed.



8.1.A Item 8(Picture)

(7) It was common practice for homes built from the 1950's through the 1990's to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection we tried to determine if any slab leaks may exist. At the time of the inspection we did not find any evidence of current leaks.

☐☐☐☑☐ **8.2.A CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)**

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

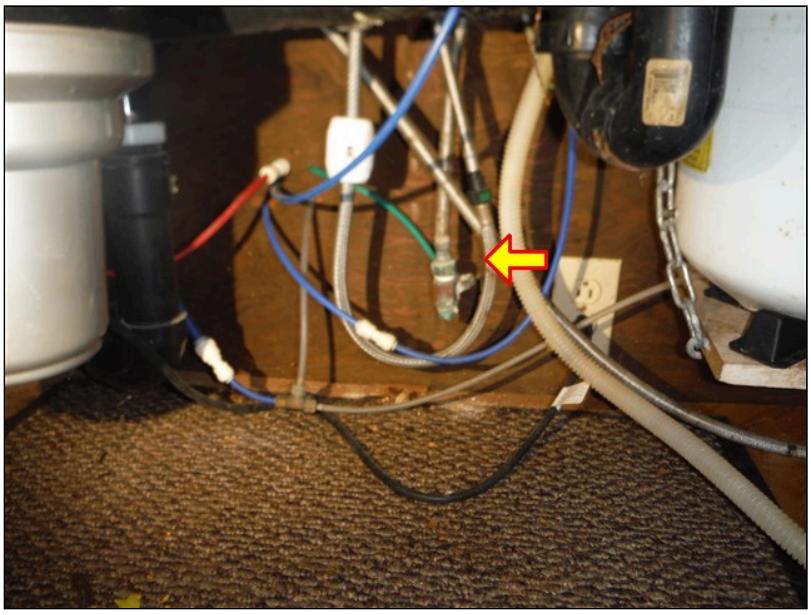
Findings

(1) The bathroom toilet did not flush when tested. We recommend further evaluation and necessary repairs by a qualified licensed plumber.



8.2.A Item 1(Picture)

(2) Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.



8.2.A Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(3) The hall bathroom toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a qualified licensed plumber.



8.2.A Item 3(Picture)

(4) Bidet's are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.



8.2.A Item 4(Picture)

☐☐☐☒☐ **8.3.A TUB/ SHOWER ENCLOUSER(S)**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) We recommend caulking around the bathroom tubs and tiled walls to help prevent moisture intrusion.



8.3.A Item 1(Picture)



8.3.A Item 2(Picture)

IN NI NP RR IO Inspection Items

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

(2) The bathroom tub diverter is defective. Possibly due to hard water deposits. We recommend necessary repairs or replacement as needed.



8.3.A Item 3(Picture)

(3) One or more of the bathroom fiberglass showers/tubs are worn/ aged. We recommend replacement by a qualified licensed contractor.



8.3.A Item 4(Picture)

8.4.A HOT AND COLD REVERSED AT FIXTURES

8.5.A WATER PRESSURE/ REGULATOR

WATER PRESSURE (PSI): 80-85 PSI (HIGH), ABOVE 100 PSI (TO HIGH)

Findings

(1) The ADU water pressure was checked with a water pressure gauge and was

measured to be higher than 80 PSI at the time of the inspection. This is to high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.



8.5.A Item 1(Picture)

(2) The water pressure was checked with a water pressure gauge and was measured to be higher than 80 PSI at the time of the inspection. This is to high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.



8.5.A Item 2(Picture)

(3) A water pressure regulator was not found at the ADU. If there is no water pressure regulator installed, this condition could cause a pressure surge in the homes water supply pipes and could could affect the plumbing system. We recommend further evaluation by a qualified licensed plumber. If no water pressure regulator is installed we recommend having a water pressure regulator installed by a qualified licensed

IN NI NP RR IO Inspection Items

plumber.



8.5.A Item 3(Picture)

☐☐☐☑☐ **8.6.A HOSE SPIGOT(S)**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) Some of the exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. Theses anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices where needed by a qualified person.



8.6.A Item 1(Picture)

(2) The accessible hose spigots were tested and were found to be operational at the time of the inspection.

Note: Some hose spigots may leak or drip when a watering hose is connected due to back pressure.

☐☐☐■☐ **8.7.A GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS**
Findings

IN NI NP RR IO Inspection Items

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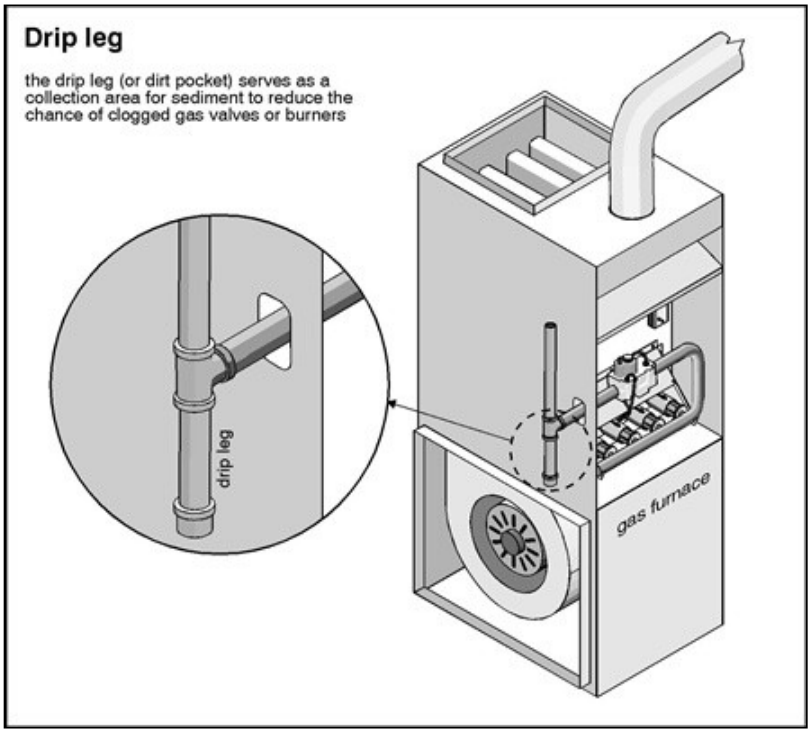
IN NI NP RR IO Inspection Items

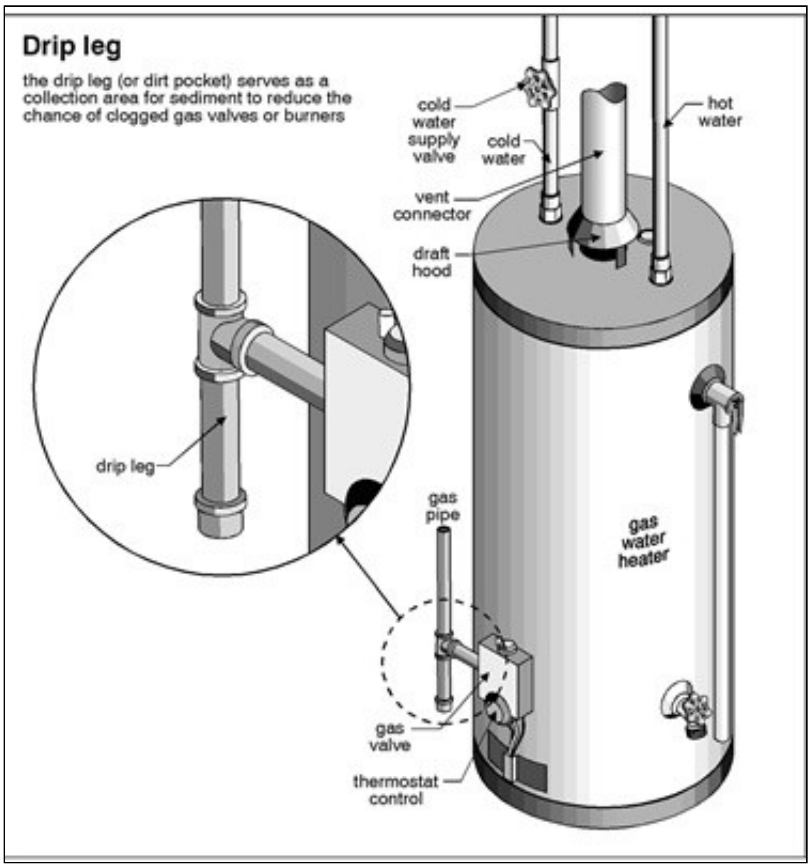
(1) The gas supply pipe at the water heater and furnace did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the gas appliance gas valve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



8.7.A Item 1(Picture)

IN NI NP RR IO Inspection Items

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



8.7.A Item 2(Picture)

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



8.7.A Item 3(Picture)

IN NI NP RR IO Inspection Items

8.8.A WATER FILTER(S)

Findings

There are several water filters installed which we did not inspect. Water filters are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.



8.8.A Item 1(Picture)



8.8.A Item 2(Picture)

8.9.A PLUMBING OTHER

Findings

What appears to be a specialized water-treatment tank was observed in the plumbing area. The specific function, internal condition, and performance of this equipment could not be determined as part of a general home inspection. We recommend

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

evaluation by a qualified licensed plumber or qualified water-treatment specialist to determine the system's purpose, condition, proper operation, and maintenance requirements.



8.9.A Item 1(Picture)

IN NI NP RR IO Inspection Items

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

8(B) . Plumbing System / ADU

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

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

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IN	NI	NP	RR	IO	Inspection Items
			•		**8.0.B DRAIN, WASTE, AND VENT SYSTEMS**

Findings

The sinks in the bathrooms were slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.



8.0.B Item 1(Picture)

IN	NI	NP	RR	IO	Inspection Items

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

IN NI NP RR IO Inspection Items



8.0.B Item 2(Picture)

☐☐☐☑☐ **8.1.B CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)**

Findings

(1) The hall bathroom toilet did not flush when tested. We recommend further evaluation and necessary repairs by a qualified licensed plumber.



8.1.B Item 1(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

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



8.1.B Item 2(Picture)

IN NI NP RR IO Inspection Items

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

9. Electrical System

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

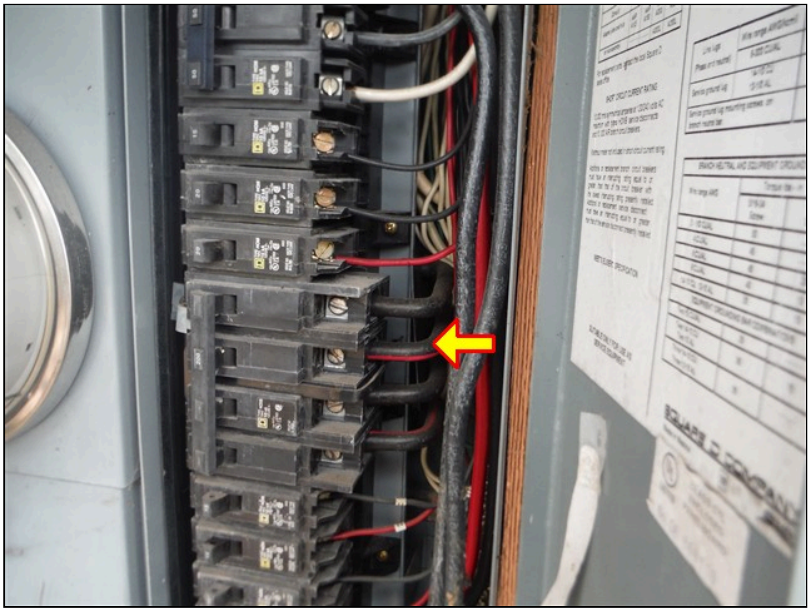
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN NI NP RR IO Inspection Items

☐☐☐☑☐ **9.0 OVERHEAD SERVICE ENTRANCE CONDUCTORS**

Findings

The service conductors supplying the main electrical panel appear to be undersized for the panel's 200-amp rating and may not be properly sized for the service. Improperly sized service conductors can create an overheating and fire hazard if subjected to loads beyond their capacity. The conductor size, material, ampacity, and service configuration should be verified. We recommend evaluation by a qualified licensed electrician and correction as needed to ensure the service conductors are properly sized and rated for the electrical service.



9.0 Item 1(Picture)

☐☐☐☑☐ **9.1 MAIN AND SUB PANELS**

ELECTRIC SERVICE CONDUCTORS: BELOW GROUND

MAIN PANEL CAPACITY: 200 AMP

ELECTRIC PANEL MANUFACTURE: SQUARE D

Findings

IN NI NP RR IO Inspection Items

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(1) The main panel breakers are not properly labeled. We recommend having the breakers properly labeled for safety by a qualified person.



9.1 Item 1(Picture)

(2) Panel screw(s) not to be missing from the sub electric panel. We recommend installing screw(s) where needed by a qualified person for safety.



9.1 Item 2(Picture)

☐☐☐☑☐ **9.2 BRANCH CIRCUIT CONDUCTORS/ WIRING**

BRANCH WIRE 15 AND 20 AMP: COPPER, PARTIALLY VISIBLE

WIRING METHODS: ROMEX, PARTIALLY VISIBLE

Findings

(1) There is exposed Romex type wires noted in the garage in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are

normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

IN NI NP RR IO Inspection Items

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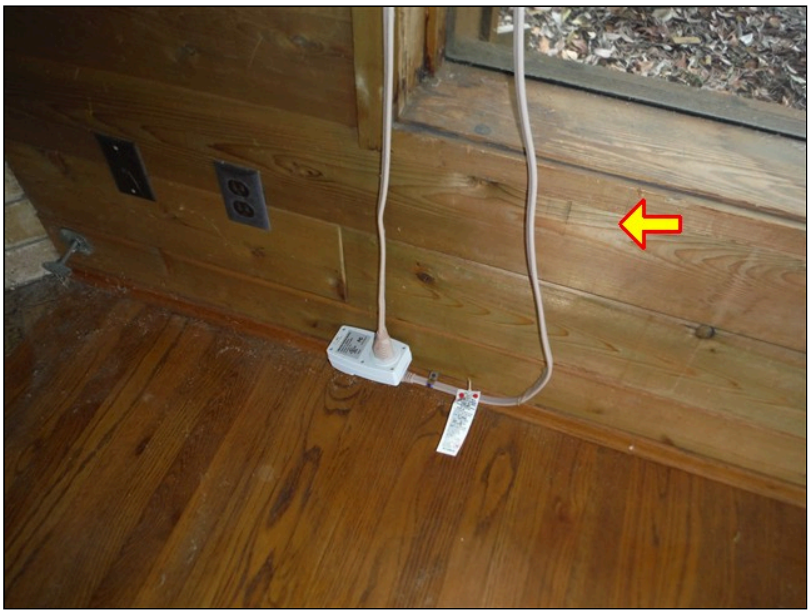
(2) There are extension cords that are being used as permanent wiring. Extension cords are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper wiring by a qualified licensed electrician.



9.2 Item 3(Picture)

(3) There is exposed Romex type wires noted in the house in one or more areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.



9.2 Item 4(Picture)

(4) Due to wall coverings or other obstructions, the entire branch circuit wiring throughout the home was not possible to fully observe. Damage to the insulation or wiring itself can be present in a non-visible locations. You may wish to have the branch circuit wiring further explored to determine if any latent defects exist by a qualified

IN NI NP RR IO Inspection Items

licensed electrician prior to the end of your contingency period

(5) Older homes did not have the same requirements as newer homes. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Older homes are not required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility. If concerned about the capacity of individual circuits for their capacities we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period.

9.3 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

Findings

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



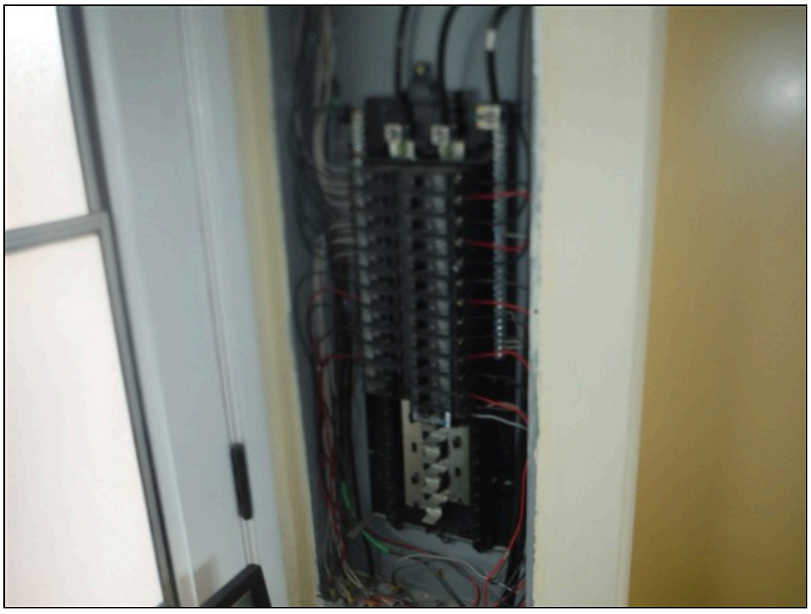
9.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

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



9.3 Item 2(Picture)

[•] [ ] [ ] [ ] [ ] **9.4 SERVICE AND GROUNDING EQUIPMENT**

[ ] [ ] [ ] [•] [ ] **9.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) Several lights throughout the house did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that theses lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

IN NI NP RR IO Inspection Items

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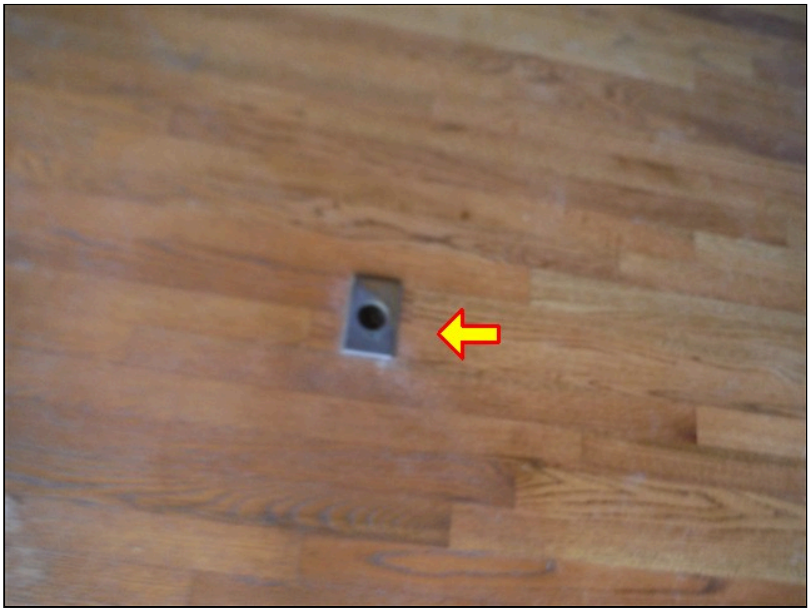
IN NI NP RR IO Inspection Items

(2) Floor receptacle in several areas do not have protective covers over the outlets. We recommend adding protective covers to these outlets by a qualified person.



9.5 Item 3(Picture)



9.5 Item 4(Picture)

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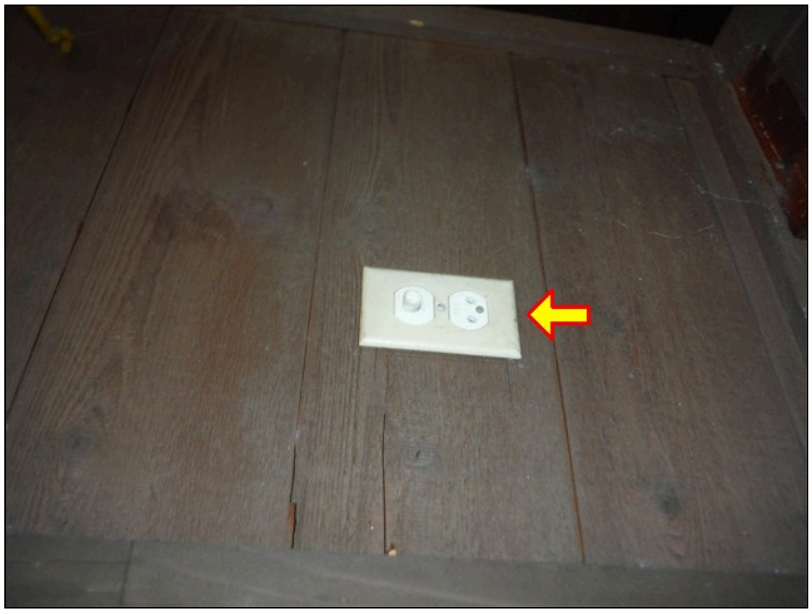
(3) Electrical receptacles appear to be configured for plugs not designed for standard U.S. appliances. Non-standard receptacles may not be compatible with typical U.S. electrical devices and could create a shock, fire, or equipment-damage hazard if improperly used. We recommend evaluation by a qualified licensed electrician and correction or replacement as needed to provide properly configured U.S.-standard receptacles.



9.5 Item 5(Picture)

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

Findings

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



9.6 Item 1(Picture)

☐☐☐☑☐ **9.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Findings

This house was built prior to the requirement for the installation of GFCI receptacles. The locations where GFCI receptacles are required to be installed has increased over time. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior of the house, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.



9.7 Item 1(Picture)

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IN NI NP RR IO Inspection Items

9.8 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

9.9 JUNCTION BOXES (OBSERVABLE)

Findings

(1) There are several receptacle covers missing at several areas. This is non standard and a potential shock hazard. We recommend installing receptacle plates by a qualified person where needed for safety.



9.9 Item 1(Picture)



9.9 Item 2(Picture)

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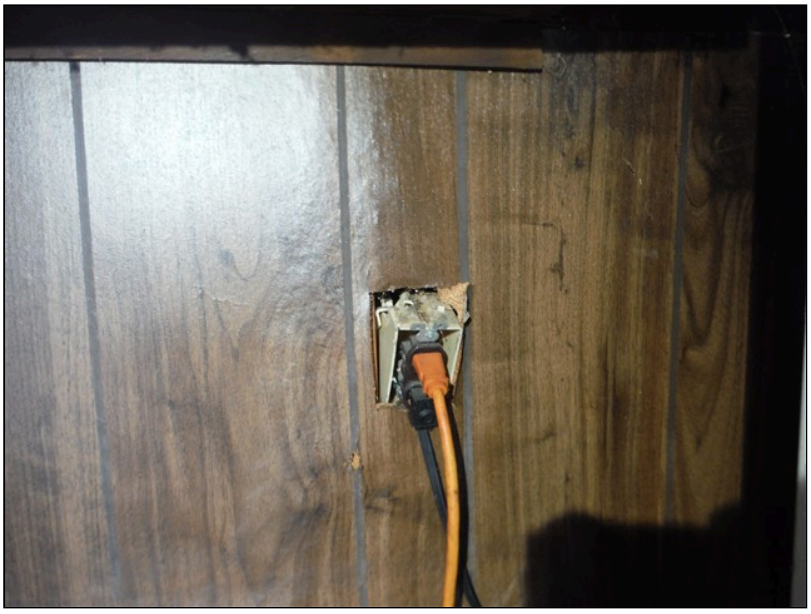
(2) One or more junction boxes are loose in the wall. This condition could put stress on the conductors which can lead to loose connections. We recommend having these junction boxes secured by a qualified person.



9.9 Item 3(Picture)

☐☐☐☒☐ **9.10 EXTERIOR LIGHTING**

EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED

Findings

(1) A light cover is missing at one or more exterior light fixtures. We recommend replacement by a qualified person.



9.10 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

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



9.10 Item 2(Picture)

☐☐☐☑☐ **9.11 ELEVATOR**

Findings

IN NI NP RR IO Inspection Items

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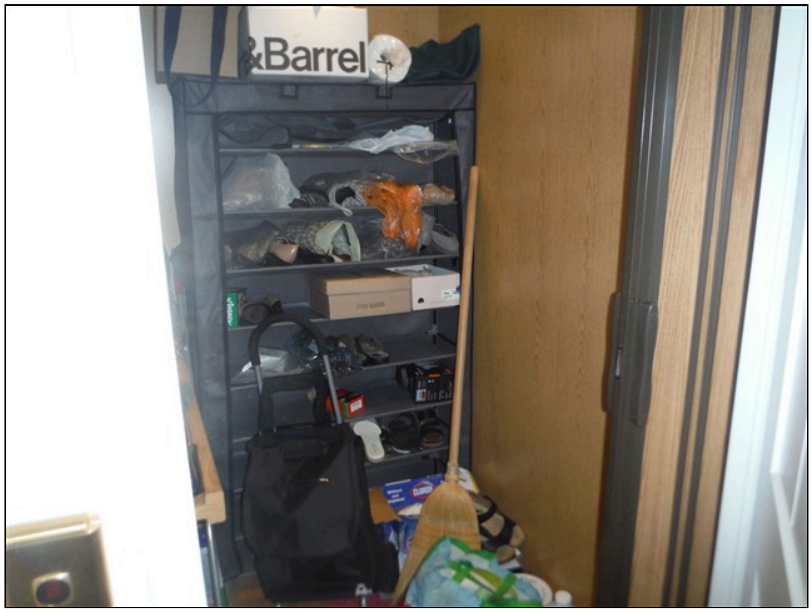
IN NI NP RR IO Inspection Items

The elevator was reported by the tenant to be non-operational at the time of inspection and could not be tested. The elevator was also observed to contain personal belongings, which further limited access and evaluation. The condition and operational status of the elevator could not be determined. We recommend further evaluation by a qualified licensed elevator contractor and correction or repair as recommended.



9.11 Item 1(Picture)



9.11 Item 2(Picture)

IN NI NP RR IO Inspection Items

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

10. Heating Equipment

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

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

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

IN	NI	NP	RR	IO	Inspection Items
☐	☐	☐	☑	☐	**10.0 HEATING EQUIPMENT**

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

Findings

IN	NI	NP	RR	IO	Inspection Items

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

IN NI NP RR IO Inspection Items

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

Note: The furnace did not operate when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

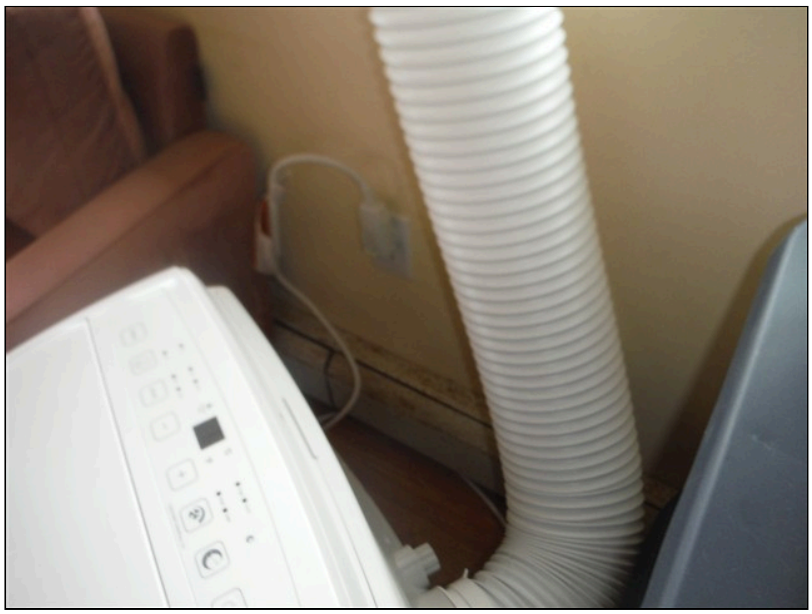
(2) The heat source in the ADU did not appear to function correctly at the time of the

IN NI NP RR IO Inspection Items

inspection. This is non standard. We recommend repairs or replacement as need by a qualified licensed contractor as needed.



10.0 Item 3(Picture)



10.0 Item 4(Picture)

IN NI NP RR IO Inspection Items

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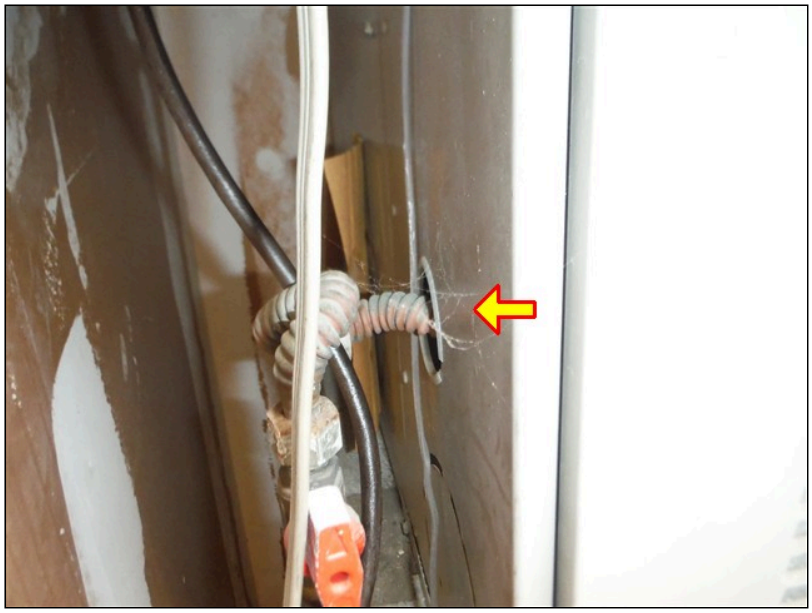
IN NI NP RR IO Inspection Items

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



10.0 Item 5(Picture)

10.1 THERMOSTAT(S)

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

The thermostat was operational when used to operate the HVAC system at the time of the inspection. Programmable thermostats are not adjusted and no testing is done to check the accuracy or programmed settings of the thermostat. If concerned we recommend verifying proper operation of the programmable settings prior to the end of your contingency period by a qualified person.



10.1 Item 1(Picture)

10.2 VENTS AND FLUES (HEATING SYSTEM)

FLUE MATERIAL: DOUBLE WALL METAL

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

DUCTWORK: INSULATED, DUCTS IN THE FLOOR

FILTER TYPE: DISPOSABLE, ELECTRONIC AIR CLEANER

Findings

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

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



10.3 Item 1(Picture)



10.3 Item 2(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) Loose vent/register noted in one or more areas. We recommend corrections by a qualified person.



10.3 Item 3(Picture)

(3) The air filter for the HVAC system is the wrong size/poorly installed. We recommend recommend replacing by a qualified person.



10.3 Item 4(Picture)

IN NI NP RR IO Inspection Items

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(4) We recommend having the floor ducts professionally cleaned and inspected for leaks by a qualified licensed HVAC contractor.



10.3 Item 5(Picture)

(5) Ducts in the crawlspace are observed to be in contact with the ground. This is non standard and corrections are needed. We recommend necessary repairs by a qualified licensed HVAC contractor.



10.3 Item 6(Picture)

☐ ● ☐ ☐ ☐ **10.4 HEATING EQUIPMENT - OTHER**

Findings

The ADU heating equipment observed appears to be a specialized hydronic/radiant heating system. Evaluation of the design, installation, controls, circulation components, pressure, and overall performance of this system is beyond the scope of a general

IN NI NP RR IO Inspection Items

home inspection. We recommend evaluation and testing by a qualified licensed HVAC/ heating contractor familiar with hydronic heating systems to determine the condition, proper operation, and safety of the system, and to make repairs or corrections as needed.



10.4 Item 1(Picture)

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

11. Cooling Equipment

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

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IN NI NP RR IO Inspection Items

☐☐☐•☐ **11.0 COOLING EQUIPMENT**

NUMBER OF A/C UNITS: ONE

COOLING EQUIPMENT TYPE: AIR CONDITIONER

CONDENSER AGE: 15 PLUS YEARS OLD

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

Findings

(1) The AC condenser did not turn on when the AC was tested. We recommend a qualified licensed HVAC contractor to inspect and repair as needed prior to the end of your contingency period.



11.0 Item 1(Picture)

(2) The AC system is 15 or more years old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.



11.0 Item 2(Picture)

IN NI NP RR IO Inspection Items

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(3) The insulation is damaged at the exterior refrigerant lines. We recommend replacing the damaged insulation by a qualified person.



11.0 Item 3(Picture)

(4) The AC condenser is not level. This can put stress on the bearings and refrigerant lines. We recommend having the condenser leveled by a qualified licensed HVAC contractor.



11.0 Item 4(Picture)

☐☐☐■☐ **11.1 CONDENSATE EQUIPMENT**

Findings

(1) A vented trap was not installed in the condensation drain line. A vented trap must be installed in the condensation drain line to prevent vapor lock and possible condensation leaks in the house. We recommend installation of a vented trap by a

IN NI NP RR IO Inspection Items

qualified licensed HVAC contractor.



11.1 Item 1(Picture)

(2) A secondary drain line is present, however it is installed in a way that could cause moisture damage in the event of a primary drain line clog. This is non standard. We recommend repairs or replacement by a qualified licensed HVAC contractor.



11.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

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

12. Structural Components

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

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

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

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IN	NI	NP	RR	IO	Inspection Items
				•	**12.0 STRUCTURE (GENERAL INFORMATIONAL)**

ATTIC ACCESS/ LOCATION: NONE FOUND

WALL STRUCTURE: WOOD STUDS

FOUNDATION BOLTS: BOLTED - YES

Findings

(1) Some of the walls are built below the exterior soil grade which may be subject to moisture intrusion if not properly sealed. It is beyond the scope of a home inspection to verify the presence of moisture barriers or the materials used. This is a concealed component. Our evaluation is limited by the conditions present on the day of the inspection. Proper grading and drainage is essential to prevent water from collecting against the structure. If concerned about the moisture barrier or materials used to seal the foundation/ walls below grade we recommend further evaluation by a qualified licensed contractor.

(2) This house is located within a sloped or hillside setting. Geological evaluations are beyond the scope of our inspection. We recommend further evaluation with a geotechnical engineer if concerned.

IN	NI	NP	RR	IO	Inspection Items
	•				**12.1 ROOF STRUCTURE AND ATTIC SPACE**

ROOF TYPE: GABLE

ROOF STRUCTURE: NOT VISIBLE

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IN NI NP RR IO Inspection Items

12.2 SLAB

1ST LEVEL FLOOR STRUCTURE: SLAB - OLD, WOOD BEAMS, WOOD POSTS

Findings

Concrete slabs are prone to cracking. Home Inspectors do not move stored items or lift floor coverings which may conceal cracks that the inspector cannot see. This should not deter you from further evaluation by a qualified licensed foundation contractor or structural engineer if concerned about the slab. It would be your (clients) responsibility to arrange this and for lifting or removing of the flooring.

12.3 FOUNDATION

FOUNDATION: RAISED WITH SLAB SECTION

Findings

(1) Wood rot and staining were observed at portions of the crawlspace walls. These conditions may be indicative of past or ongoing moisture intrusion and can contribute to deterioration of the wood and potentially affect the structural integrity of the affected areas. We recommend evaluation by a qualified licensed contractor to determine the source and extent of the moisture and wood deterioration, with repairs or replacement of damaged materials as needed.



12.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

(2) There is white efflorescence (powder substance) is observed on the garage stem wall and slab in some areas. This condition indicates that moisture is in contact with the masonry. We recommend checking the gutters, downspouts, and drain lines for proper operation. A water proofing paint could be applied the foundation if necessary. Efflorescence is found on many homes without water intrusion occurring. We recommend necessary corrections to help this condition from occurring.



12.3 Item 2(Picture)

12.4 FOUNDATION BOLTS

Findings

Foundation bolts are visible in the crawlspace.



12.4 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

IN	NI	NP	RR	IO	Inspection Items
•					**12.5 WOOD FLOOR STRUCTURE**
•					**12.6 COLUMNS AND/ OR PIERS**
			•		**12.7 CRAWLSPACE (ANOMALIES IN CRAWLSPACE)**

Findings

(1) There is evidence of rodent activity/ droppings observed in the crawlspace. Pests may chew, damage or contaminate components. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard. Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. We recommend further evaluation by a qualified licensed pest exterminator for a complete review and removal of any pests or waste material prior to the end of your contingency period.



12.7 Item 1(Picture)

IN	NI	NP	RR	IO	Inspection Items

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IN NI NP RR IO Inspection Items

(2) Portions of the crawlspace were inaccessible due to low clearance. Due to this condition this area and it's related components could not be inspected. We recommend having the crawlspace area modified to meet today's crawlspace clearance standards by a qualified licensed contractor and having the entire crawlspace and related components be inspected by this company or by a qualified contractor prior to the end of your contingency period.



12.7 Item 2(Picture)

IN NI NP RR IO Inspection Items

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

13. Ventilation and Insulation

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

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IN NI NP RR IO Inspection Items

13.0 INSULATION IN THE ATTIC SPACE

R-VALUE (APPROXIMATE): NOT VISIBLE

Findings

The attic space insulation was not visible.

13.1 DRYER VENT

DRYER VENT: METAL

13.2 BATHROOM VENTING

13.3 INSULATION UNDER THE FLOOR SYSTEM

FLOOR SYSTEM INSULATION: FIBERGLASS BATT, MISSING IN AREAS

Findings

(1) Insulation in the crawlspace is partially installed. Heat loss can occur more on this home than one that is properly insulated. We recommend adding insulation to the floor system in the crawlspace where needed by a qualified person.



13.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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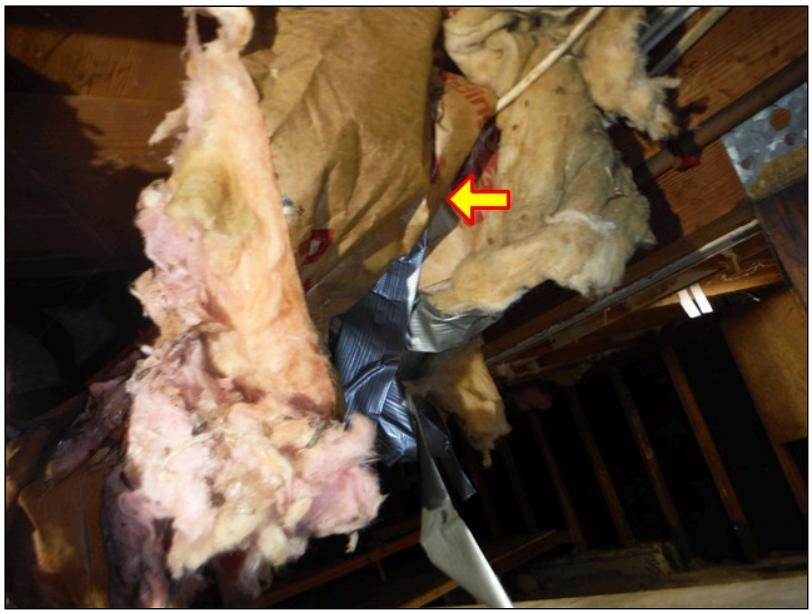
IN NI NP RR IO Inspection Items

(2) The insulation in the crawlspace is installed with the vapor barrier or paper side down. This is a non-standard installation. Per manufacturer's specifications, the paper should not be exposed due to fire risk. We recommend necessary corrections by a qualified person.



13.3 Item 2(Picture)

[•] [ ] [ ] [ ] [ ] **13.4 VENTALATION OF THE CRAWLSPACE**

[ ] [ ] [ ] [•] [ ] **13.5 VAPOR RETARDERS (CRAWLSPACE)**

Findings

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IN NI NP RR IO Inspection Items

A vapor barrier is not installed on the crawl space ground under the house. This condition is conducive to wood destroying insects and organisms due to the likelihood of water evaporating into the wood structure from the soil. We recommend having a vapor barrier installed by a qualified person.



13.5 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

14(A) . Built-In Kitchen Appliances / Main House

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

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IN NI NP RR IO Inspection Items

☐ ☐ ☐ ☑ ☐ **14.0.A COOKTOP**

Findings

IN NI NP RR IO Inspection Items

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

The cooktop did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.



14.0.A Item 1(Picture)

☐☐☐☑☐ **14.1.A WALL OVEN**

Findings

The wall oven did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.



14.1.A Item 1(Picture)

☑☐☐☐☐ **14.2.A DISHWASHER**

Findings

The dishwasher was tested and functioned properly at the time of the inspection. This

IN NI NP RR IO Inspection Items

is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.

14.3.A RANGE HOOD/ VENT

RANGE HOOD/ EXHAUST TYPE: VENTED

Findings

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

14.4.A FOOD WASTE DISPOSER

Findings

(1) The food waste disposer did not operate when tested. We recommend repair or replacement by a qualified licensed appliance company.



14.4.A Item 1(Picture)

IN NI NP RR IO Inspection Items

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

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



14.4.A Item 2(Picture)

☐☐☐☒☐ **14.5.A MICROWAVE (BUILT-IN)**

Findings

(1) The microwave needs cleaning or is stained in areas. I recommend cleaning or repairs as needed.



14.5.A Item 1(Picture)

IN NI NP RR IO Inspection Items

(2) The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.



14.5.A Item 2(Picture)

☐ ● ☐ ☐ ☐ **14.6.A WASHING/ DRYER (CLOTHES)**

DRYER POWER SOURCE: NATURAL GAS ONLY

Findings

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

☐ ● ☐ ☐ ☐ **14.7.A REFRIGERATOR**

Findings

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

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

IN NI NP RR IO Inspection Items

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

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

14(B) . Built-In Kitchen Appliances / ADU

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

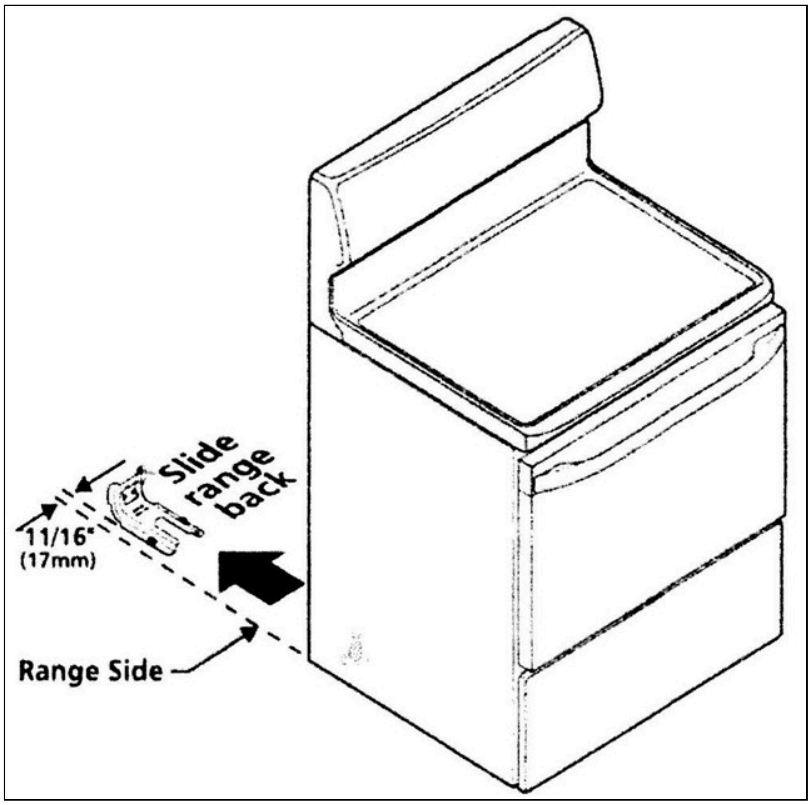
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IO= Information Only

IN	NI	NP	RR	IO	Inspection Items
			•		**14.0.B RANGE/ OVEN**

RANGE/ OVEN/ COOKTOP: GAS

Findings

(1) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.



14.0.B Item 1(Picture)

IN	NI	NP	RR	IO	Inspection Items

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

IN NI NP RR IO Inspection Items



14.0.B Item 2(Picture)

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(2) The oven was not tested due to stored items inside the oven at the time of the inspection. We did not remove these items to inspect. We recommend having these items removed and verifying that the oven operates properly prior to the end of your contingency period.

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



14.0.B Item 3(Picture)



14.0.B Item 4(Picture)

☐☐☐■☐ **14.1.B DISHWASHER**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

The dishwasher did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.



14.1.B Item 1(Picture)

☐☐☐■☐ **14.2.B RANGE HOOD/ VENT**

RANGE HOOD/ EXHAUST TYPE: VENTED

Findings

The range exhaust vent did not operate when tested. We repair or replacement by a qualified licensed appliance contractor.



14.2.B Item 1(Picture)

☐☐☐■☐ **14.3.B FOOD WASTE DISPOSER**

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

Findings

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



14.3.B Item 1(Picture)

(2) The food waste disposer did not operate when tested. We recommend repair or replacement by a qualified licensed appliance company.



14.3.B Item 2(Picture)

☐☐☐☒☐ **14.4.B MICROWAVE (BUILT-IN)**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

The built in microwave did not work when tested. We recommend replacement by a qualified licensed appliance contractor.



14.4.B Item 1(Picture)

☐ • ☐ ☐ ☐ **14.5.B WASHING/ DRYER (CLOTHES)**

DRYER POWER SOURCE: NATURAL GAS ONLY

Findings

(1) Washer hoses are a common source of flooding in a home. Prior to connecting the washing machine we recommend installing new braided steel washer hoses to help reduce leaks caused by failed hoses. If any hoses are left in the house they should be replaced. The washing machine and dryer are not part of our general home inspection.



14.5.B Item 1(Picture)

IN NI NP RR IO Inspection Items

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

☐ ☑ ☐ ☐ ☐ **14.6.B REFRIGERATOR**

Findings

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

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

IN NI NP RR IO Inspection Items

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

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

15. Gas, Electric, Water Shut-Off Locations

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

IN NI NP RR IO Inspection Items

☑ ☐ ☐ ☐ ☐ **15.0 MAIN GAS SHUT-OFF VALVE**

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

The main gas shut off valve is located at the gas meter at the left exterior side of the house (facing front).



15.0 Item 1(Picture)

15.1 MAIN ELECTRICAL PANEL

Findings

The Main Electrical panel is located at the left exterior side of the house (facing front).



15.1 Item 1(Picture)

15.2 MAIN WATER SHUT-OFF

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

(1) The main water shut-off valve is located at the left exterior side of the house (facing front).



15.2 Item 1(Picture)

(2) The ADU main water shut off valve is located at the front of the ADU



15.2 Item 2(Picture)

15.3 SUB ELECTRICAL PANEL(S)

Findings

IN NI NP RR IO Inspection Items

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

IN NI NP RR IO Inspection Items

The sub-panel is located in the ADU.



15.3 Item 1(Picture)

IN NI NP RR IO Inspection Items

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

General Summary

All Pro Property Inspection

760-557-5571
Travis@allpropi.com

Customer
Mitch Ryan

Address
3710 Ticonderoga St
San Diego CA 92117

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

1. Roofing

1.0 ROOF COVERINGS/ MATERIALS

Repair or Replace

(1) Algae/ mildew like staining is observed on the roof in some areas. This appears to be caused by runoff of rain. The roof should be cleaned by a qualified person, to minimize future staining.

(2) Trees noted growing over/on the roof. Trees can hold unwanted moisture on the roof as well as create a pathway for pests. We recommend having the trees trimmed back/ removed by a qualified person.

(3) Excessive leaves and debris are noted on the roof. Leaves and debris can hold unwanted moisture on the roof. We recommend having the leaves and debris removed by a qualified person.

(4) The roof material appears to be a stone covered metal roof. These types of roofs are typically installed with a gap over a pre existing roof structure. Determining if this type of roofing material was installed correctly is beyond the scope of a general home inspection. This roof and roof structure should

be evaluated by a qualified licensed roofing contractor and any repairs or replacement made as needed.

Note: The roof shows normal wear for its age and type; appears to be in serviceable condition.

1.1 FLASHINGS AND ROOF PENETRATIONS

Inspected

Our inspection of the roof flashings was limited to what could be seen from our vantage point. We cannot guarantee that all the flashings are in good condition. We recommend further evaluation by a qualified licensed roof contractor to ensure that all of the flashings are installed and functioning properly.

1.2 ROOF DRAINAGE (GUTTERS/ DOWNSPOUTS, SCUPPERS)

Repair or Replace

A disconnected downspout noted at one or more areas. We recommend repairs or replacement as needed by a qualified licensed contractor.

1.3 ROOF SHEATHING (OBSERVABLE)

Repair or Replace

Stain(s) observed in the roof sheathing at various areas. Water stains on the ceilings or on the framing within attic space/garage will not necessarily confirm an active leak without some corroborative evidence (or recent rain), and such evidence can be deliberately concealed. This roof appears to have been recently replaced or is not the original roof covering. Staining found may have resulted from the previous roof leaking. However, due to the lack of recent rain, I was unable to confirm. The staining was dry at the time of the inspection.

Consequently, only a qualified licensed roof contractor can credibly guarantee that a roof will not leak. We cannot, and do not give any such guarantees. We will examine the roof, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you carefully read the transfer disclosure statement and that you either include comprehensive roof coverage in your home warranty policy, or that you obtain a roof certification from a qualified licensed roofing company.

1.4 FLAT ROOF COVERINGS/ MATERIALS

Repair or Replace

(1) The flat roof shows areas of ponding (standing water) noted by dirt on the flat roof covering. This can lead to premature failure of the flat roof in these areas. We recommend further evaluation by a licensed roof contractor prior to the end of your contingency period and necessary repairs made.
(2) Tree(s) and/or large plant(s) are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the trees/ plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage/ venation removed or trimmed by a qualified professional to prevent damage to the house.

1.5 SKYLIGHTS

Inspected

Skylight (s) are installed in the home. As manufacturers differ in design and installation methods, improper or non-standard sealing methods are impossible to detect without an intrusive roof inspection by a qualified licensed roofing contractor. Skylights may leak at any time. We recommend obtaining a roof certification before the close of escrow if concerned.

2. Exterior

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

Repair or Replace

(1) Large trees located close to the house can cause damage to underground plumbing, hardscape, and the foundation of the house or a neighboring structure. Tree(s) are located near enough to the house to cause concern for potential damage. We recommend contacting a licensed arborist to obtain a quotation for tree removal prior to the end of your contingency period.

(2) Tree(s) and/or large plants are located too close to the house. Tree limbs/vegetation that are too close to the house can cause damage in several ways. Limbs or vines in contact with roof or hanging near roof should be trimmed to prevent damage to roof and/or to prevent rodent infestation. Also, as the plants grow, damage can occur to the siding, concrete flat work and to the foundation. We recommend having the foliage removed or trimmed by a qualified professional to prevent damage to the house as soon as possible.

(3) Vegetation is in contact with the side of the house/ stucco at several areas. Vegetation can create moisture problems by preventing siding from drying out. Vegetation also allows rodents to easily access the roof where they can enter through small voids. We recommend removing vegetation from the side of the house/ stucco. We also recommend referring to the pest control report for their recommendations.

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

Inspected

(1) This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of our inspection. Home inspectors are generalists and are not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the close of escrow.

2.3 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Hairline cracking was observed at the stucco at several areas. The cracks are less than 1/8 inch in width, and generally considered common in this material. These cracks should be caulked and painted where possible. If cracks increase in width, it may indicate that structural movement is occurring. Determining this is beyond the scope of a home inspection.

(2) Some damaged wood siding is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. We also recommend necessary repairs or replacing the wood siding as needed by a qualified licensed contractor.

(3) Care should be taken when sanding or scraping old paint on houses over 40 years old. The paint may have lead in it which is known to be a health hazard. The only way to confirm the presence of lead in the paint or surrounding area is by arranging for lead testing by a qualified professional. Testing for lead is not part of this inspection. If the paint is found to have lead after testing, it should only be removed or encapsulated by a qualified licensed contractor.

2.4 EAVES, SOFFITS, FASCIAS

Repair or Replace

(1) Paint is failing at the eaves at several areas and needs prep and paint. We recommend prep and paint where needed by a qualified licensed paint contractor.

(2) Some damaged wood was observed at the eaves and fascia boards at several areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

2.5 DOORS (EXTERIOR)

Repair or Replace

(1) Several exterior doors were blocked by occupants personal items and could not be tested at the time of the inspection. We recommend having these doors cleared of personal items and tested by this company or a qualified licensed contractor prior to the end of contingencies if concerned.

(2) The sliding glass door is mounted with the sliding portion of the door mounted on the exterior side of the home. This may have common at the time of original construction. However, this may allow the sliding portion of the door to be easily removed by a would be intruder from the exterior of the house. We recommend having the sliding portion of the door installed on the inside or upgrading the sliding glass door to the type with the sliding portion of the door mounted on the interior of the home by a

qualified licensed door contractor.
(3) The exterior closet door is damaged. We recommend necessary repairs or replacement by a qualified licensed door contractor.
(4) There is a double key lock installed on kitchen entry door. This is a fire-safety concern if locked and the key is not present. We recommend upgrading this lock to a thumb-turn lock by a qualified person.

2.6 WINDOWS (INTERIOR AND EXTERIOR)

Repair or Replace
(1) Several cracked/broken windows were observed at the time of the inspection. We recommend repair or replacement by a qualified licensed window contractor.
(2) Condensation was observed between the panes of glass at several window(s). This occurs when the seal has failed between the panes of glass, and ambient air has entered the assembly. Replacement of the glass is required. Since some failed windows may not be easily found due to changing ambient conditions (heat, humidity, etc). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement. We recommend repairing or replacing all windows that have failed window seals by a qualified licensed window contractor.
(3) Condensation and/or UV damaged factor tint was observed between the panes of glass at several window(s). We recommend having all of the windows reviewed by a licensed window contractor to determine how many windows require repair/replacement. We recommend repairing or replacing all windows that have failed window seals and/or UV damaged factory tint by a qualified licensed window contractor.
(4) One or more window screens are missing. We recommend replacing by a qualified person.

2.7 SAFETY GLASS (EXTERIOR)

Repair or Replace
Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.

2.8 DRIVEWAYS, PATIOS, WALKWAYS

Repair or Replace
(1) Several stress and/ or settling cracks observed in the concrete driveway, walkways and rear patio. This may indicate that soil movement is occurring, there may be root encroachment, or the concrete was installed without proper re-enforcement. These areas may deteriorate further. We recommend repairs as needed using a qualified licensed contractor.
(2) The asphalt driveway is cracked and deteriorated throughout. We recommend that you obtain a quotation for repair prior to the end of your contingency period.
(3) One or more walk ways have wooden planks installed across them, and these planks are worn/past their useful life. We recommend having the wooden planks removed by a quailed person.
(4) The interior stair length/height is non-standard and/or inconsistent. This is a possible safety concern. We recommend having the stairs corrected by a qualified licensed contractor.

2.9 FENCE AND/OR GATES

Repair or Replace
(1) The fence is loose, leaning and deteriorated in several areas. We recommend necessary repairs or replacing as needed by a qualified licensed fence contractor.
(2) Some damaged wood was observed at the wooden gates. Determining if this damage was caused

by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.

(3) The gate hardware is in poor condition and requires adjustment or replacement for the gate to operate properly. We recommend necessary repairs or replacement by a qualified licensed fence contractor.

(4) Vegetation is growing on the fence. Vegetation can hold moisture to the fence and cause excessive weight and damage. We recommend trimming back and removing the vegetation by a qualified licensed landscaper.

2.11 DECKS AND PATIO COVERS

Repair or Replace

(1) The decking material/water proof membrane is worn and cracked. The effectiveness of the material may be compromised. We recommend having the decking material repaired or replaced by a licensed decking contractor.

(2) Dry rot/ damaged wood was observed at the deck at several areas. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend necessary repairs by a qualified licensed contractor for safety.

(3) The decks were observed to be in overall poor condition, with multiple areas requiring extensive repairs. Deteriorated or deficient deck components may compromise the safety, stability, and intended use of the decks and may present a fall or injury hazard. We recommend evaluation by a qualified licensed contractor experienced in deck construction and repair to determine the full extent of deficiencies and necessary repairs or replacement.

(4) The decks were observed to have elevated edges with fall hazards. Although the deck heights may not be sufficient to trigger a requirement for guardrails under applicable standards, a fall from these areas could still result in injury. We recommend consideration of an appropriate guardrail, barrier, or other safety measure and evaluation by a qualified licensed contractor to determine suitable corrective measures.

(5) The guardrail/baluster installation is designed to be climbable which does not comply with current safety standards. We recommend corrections and/or installing another form of barrier to prevent injuries by a qualified licensed contractor if the buyer is concerned.

(6) The paint at the deck is missing in areas. Maintaining paint is essential to preventing the wood from damage. We recommend prep and painting as needed by a licensed paint contractor.

(7) Due to the close proximity of the deck(s) and walkway(s) to the ground/surface, we are unable to inspect there condition and components bellow the surface. Wood surfaces should be protected above grade by concrete footings and piers. Wood to soil contact will promote premature failure of the wood (with the exception of specific types of wood). These deck(s) and walkway(s) appeared to be in serviceable condition. However, we recommend further evaluation of these areas as needed by a qualified licensed deck contractor.

2.12 BALCONIES

Repair or Replace

(1) There is no railing (guard rail) installed at the balcony. A railing (guard rail) is required at the balcony to prevent injury. The balcony is greater that 30 inches from the ground below. We recommend having a railing (guard rail) installed by a qualified licensed deck contractor.

(2) Dry rot/ damaged wood was observed at the balcony at several areas. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. However, we recommend necessary repairs by a qualified licensed contractor for safety.

3. Garage

3.0 GARAGE VEHICLE DOOR(S)

Repair or Replace

(1) The wood-panel garage door was observed to be in poor overall condition, appears to be inoperable, and has large gaps in several areas. The condition may compromise security, weather resistance, and proper operation of the garage. We recommend having the garage door evaluated and repaired or

replaced as needed by a qualified licensed garage door contractor.
(2) The garage door wood trim is damaged in some areas. Determining if this damage was caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation and necessary repairs made by a qualified licensed contractor.
(3) Water stain(s) are noted at/ on the wood garage door. The stains were tested and no elevated level of moisture was detected. Determining if there is dry rot or damage caused by termites is beyond the scope of a home inspection. Home inspectors do not have the authority to comment on termites or dry rot, which is the responsibility of a state licensed pest inspector. We recommend referring to the pest inspection report for a full evaluation.

3.1 GARAGE VEHICLE DOOR OPENER(S)

Repair or Replace

(1) The lights did not work when the garage door opener was tested at several garage doors. The lights built in the garage door opener are a safety device. We recommend replacing the bulbs and testing again. If the bulbs fail to light we recommend necessary repairs or replacement by a qualified licensed garage door contractor.
(2) The right side ADU garage door opener did not reverse when met with resistance. The force sensor prevents the garage door from becoming damaged, or from causing injury if the door is prevented from closing. We recommend having a qualified licensed garage door contractor service the garage door opener prior to the end of your contingency period so the door will reverse easily when met with resistance.

Note: Photo eye sensors are in place and will reverse the garage door.
(3) The main house garage door opener did not reverse when met with resistance. The force sensor prevents the garage door from becoming damaged, or from causing injury if the door is prevented from closing. We recommend having a qualified licensed garage door contractor service the garage door opener prior to the end of your contingency period so the door will reverse easily when met with resistance.

Note: Photo eye sensors are in place and will reverse the garage door.
(4) A garage door opener is in place but did not operate when tested at the left side ADU garage door. We recommend further evaluation by a qualified licensed garage door contractor and necessary repairs or replacement if needed.
(5) The safety reverse photo-eye is mounted at an incorrect height from the ground. Most manufacturers recommend mounting these devises at about 4"-6" from the ground for safety. We recommend necessary corrections by a qualified licensed garage door contractor.

3.3 GARAGE WALLS (INCLUDING FIREWALL SEPERATION)

Repair or Replace

(1) Some of the garage walls are built below the soil grade and may be subject to moisture intrusion if they are not adequately sealed. It is beyond the scope of our inspection to verify the presence of moisture barriers. If concerned about these areas we recommend further evaluation by a qualified licensed contractor prior to the end of your contingency period.
(2) The walls have cosmetic damage in one or more locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.

3.4 GARAGE FLOOR/ SLAB

Repair or Replace

(1) There is carpet installed on/ over the garage slab. The garage slab is not visible to inspect. This carpet can trap spilled flammable liquids. This condition is a fire and a safety hazard. We recommend removing the carpet and inspecting the slab prior to the end of your contingency period.
(2) Typical shrinkage cracks were observed at the garage slab in several areas. Shrinkage cracks can appear as part of the concrete's natural curing process and are not a structural concern. No standards exist for evaluating cracks in concrete. Cracks appear for a wide variety of reason, some of which may not be apparent at the time of the inspection. Cracks less than 1/8-inch that do not exhibit displacement are typically not considered to be structural issues unless they appear in conjunction with another condition.

4. Water Heater

4.0 MAIN WATER HEATER (CONTROLS)

Repair or Replace

(1) PEX piping was observed connected directly to the water heater. PEX is generally not intended to be installed directly at the water heater due to the elevated temperatures and manufacturer installation requirements. This condition may result in premature deterioration or failure of the piping and potential water damage. We recommend having the installation evaluated and corrected by a qualified licensed plumber in accordance with the water heater manufacturer's requirements and applicable plumbing standards.

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

(3) The leak pan pipe appears to have been installed by someone unfamiliar with current installation standards. We recommend repairs or replacement as needed by a qualified licensed plumber.

4.1 MAIN WATER HEATER FLUE

Repair or Replace

(1) The water heater flue changes in diameter (either getting bigger or smaller) which is not allowed unless the flue is combined with the flue of a furnace. We recommend necessary corrections by a qualified licensed plumber.

(2) The water heater flue/venting appears to have been improperly installed and may not conform to current installation standards or manufacturer requirements. Improper flue installation can create a risk of combustion gases, including carbon monoxide, entering the structure. We recommend having the water heater flue evaluated and corrected by a qualified licensed plumber or HVAC contractor as needed.

4.3 MAIN WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Repair or Replace

The water heater Temperature and Pressure (T&P) relief valve pipe terminates into the water heater leak pan. This is an incorrect installation. We recommend necessary corrections by a qualified licensed plumber.

4.4 2ND WATER HEATER (CONTROLS)

Repair or Replace

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

(2) The water heater supply lines are rusted/corroded. We recommend replacing by a qualified licensed plumber.

4.6 2ND WATER HEATER (PLATFORM & STRAPPING)

Repair or Replace

The water heater in the garage is not installed on a platform 18' off the garage floor as required. Water heaters installed in a garage must be installed on a platform 18" off the ground to help prevent the water heater pilot from igniting gasoline and/ or other chemical vapors. We recommend having the water heater installed on a proper platform by a qualified licensed plumber.

4.7 2ND WATER HEATER (TEMPERATURE & PRESSURE RELIEF VALVE)

Repair or Replace

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

5(A) . Interiors / Main House

5.0.A INTERIORS (GENERAL COMMENTS)

Information Only

(3) The home is located close to the coast/ ocean. High-salt content in coastal environments can shorten the life spans of many types of metal components such as but limited to fixtures, appliances, flashings, and doors/windows. Rusting/corrosion was observed at several areas throughout the house. We recommend necessary repairs or replacement of any rusted items/ components by a qualified licensed contractor in the appropriate trade.

5.2.A WALLS

Repair or Replace

(1) Dark stains were observed on a wall in the bathroom which may indicate that a leak occurred. This area was tested and was found to be dry at the time of the inspection. We recommend necessary repairs of the affected area by a qualified licensed restoration contractor. No sampling or testing of the stain is included with our general home inspection. If you have health issues or if you are concerned about the air quality inside this house, we recommend testing performed by a qualified licensed specialist prior to the end of your contingency period.

(2) Dark stains were observed on a wall at the water heater closet which may indicate that a leak occurred. This area was tested and was found to be dry at the time of the inspection. We recommend necessary repairs of the affected area by a qualified licensed restoration contractor. No sampling or testing of the stain is included with our general home inspection. If you have health issues or if you are concerned about the air quality inside this house, we recommend testing performed by a qualified licensed specialist prior to the end of your contingency period.

(3) The walls have cosmetic damage in several locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.

(4) Staining noted at the walls in the hallway. The staining was tested for moisture and found to be dry at the time of the inspection so I could not determine if the leak is still active. Under certain conditions or regular use, the leak may become active. We recommend further evaluation by a qualified licensed contractor if concerned.

(5) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

5.3.A FLOOR COVERINGS

Repair or Replace

(1) Wood floors in the home exhibited severe surface wear. We recommend necessary repairs or replacing by a qualified licensed flooring contractor.

(2) Carpets throughout the house are old and worn. We recommend consulting with a qualified flooring contractor to discuss options and costs for replacement.

(3) There is loose or damaged vinyl flooring noted in several areas. This can be a tripping hazard. We recommend replacement by a qualified licensed flooring contractor.

(4) A falling/safety hazard is present at the walkway/living room. We recommend repairs or replacement as needed by a qualified licensed contractor.

(5) Carpet flooring was used in the bathroom(s). This type of flooring holds moisture and is not ideal for bathroom and/or kitchen floors. This cold lead to unsanitary conditions in these areas. Recommend further review and replacement by a licensed flooring contractor.

5.4.A STEPS, STAIRWAYS, RAILINGS

Repair or Replace

The stairs in the garage appear to have been constructed by someone unfamiliar with current installation standards. Unworkmanlike finish in this area. We recommend repairs or replacement as needed by a qualified licensed contractor.

5.5.A COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

Repair or Replace

The bottom shelf in the cabinet below the bathroom sink is stained, bowed/ damaged. This area was tested for moisture and was found to be dry at the time of inspection. We recommend necessary repairs or replacement by a qualified licensed contractor.

5.8.A SAFETY GLASS (INTERIOR)

Repair or Replace

Homes built before 1979 may not have safety glazing (glass) where it is required in newer homes. Regular plate glass that is subject to human impact can cause injuries. Locations that have a higher probability of human impact are now required to have safety or tempered glass. These areas include sliding glass doors, windows or glass doors around tubs and showers, windows at stairwell landings, windows low to the ground, and windows which may be damaged either by a swinging door or by someone being pushed into the glass by a swinging door. Therefore glass inserts at doors and adjacent to doors should be safety glass.

Since plate glass was acceptable at the time of construction, home inspectors can only recommend upgrades for safety, but sellers do not have to bring an old house up to today's building code. Also some safety glass cannot be identified without specialty testing equipment which home inspectors do not use. We recommend upgrading doors and windows as needed for safety by a qualified licensed window contractor.

5.9.A INTERIORS - OTHER

Repair or Replace

(1) Drywall at several areas exhibited evidence of poor installation practices. Seams were visible at several areas and appeared to be the result of poor installation practices. Drywall patches at several areas were poorly executed. We recommend further evaluation by a qualified licensed general contractor for repair options.

(2) Evidence of pest noted at various areas around the home. We recommend referring to the pest inspection report (if one is provided) for a detailed evaluation of these areas, and for any necessary repairs needed at this time.

(3) Materials which appeared to be rodent droppings were observed in several areas. Pests may chew, damage or contaminate components. We recommend further evaluation by qualified licensed pest exterminator for a complete review and removal of any pests and/or pest waste and any other repairs made as needed.

5(B) . Interiors / ADU

5.1.B WALLS

Repair or Replace

(1) The walls have cosmetic damage in several locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.

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

(3) Care should be taken when scraping paint on a house over 40 years old. The paint probably had lead in it which is known to be poisonous. We did not test the paint for lead which is out of the scope of a general home inspection. If your concerned that the paint may contain lead, we recommend that you have the paint tested for lead prior to the end of your contingency period by a qualified licensed contractor.

5.2.B FLOOR COVERINGS

Repair or Replace

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

5.4.B DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

Damage noted at one or more interior doors. We recommend repairs or replacement as needed by a

qualified licensed contractor.

6. Fireplaces/ Chimneys

6.0 FIREPLACE(S)/ CHIMNEY(S)

Repair or Replace

(1) A spark arrester/ rain cap is not present/ installed. This may have been acceptable at the time of construction. Spark arresters prevent cinders from falling onto the roof which is a fire hazard. The rain cap prevents water from entering the chimney flue to help prevent deterioration. We recommend having a spark arrester/ rain cap installed by a qualified person.

(2) The glass doors have been removed from the family room fireplace. This unit should be operated with glass doors in place. We recommend replacement by a qualified person.

(3) Cracking and some deterioration is observed in the family room fireplace. We recommend necessary repairs by a qualified licensed chimney contractor.

(4) Excessive soot and/or creosote was present at the interior of the chimney. This is considered a fire hazard because the creosote is a tar-like material that can burn. The presence of soot/creosote can also conceal defects and prevents a visual inspection of the flue. We recommend having the chimney cleaned and inspected by a qualified licensed chimney sweep for safety due to the presence of soot/ creosote.

6.1 DAMPER/ DAMPER CLAMP

Repair or Replace

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

7(A) . Smoke/ CO Detectors / Main House

7.0.A SMOKE DETECTORS

Repair or Replace

(1) One or more of the smoke detectors in the house are older models. Studies show that detectors that are more than 10 years old have a high rate of failure. Many old detectors do not have battery back-up, and will not work if the electricity is off. New requirements for smoke detectors are the sealed 10 year battery life smoke detectors. We recommend that all old detectors be replaced prior to occupancy of the house for safety.

(2) The smoke detectors were poorly placed/ located. We recommend relocating the smoke detectors to an appropriate location per the manufactures installation instructions.

7.1.A CARBON MONOXIDE DETECTOR(S)

Repair or Replace

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

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

7(B) . Smoke/ CO Detectors / ADU

7.0.B SMOKE DETECTORS

Repair or Replace

There were no smoke detectors found in the home. This is nonstandard and a safety concern. We recommend installing smoke detectors where needed to comply with current safety requirements prior to occupying the home.

7.1.B CARBON MONOXIDE DETECTOR(S)

Repair or Replace

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

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

8(A) . Plumbing System / Main House

8.0.A DRAIN, WASTE, AND VENT SYSTEMS

Repair or Replace

(1) Several sinks were slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

(2) The ADU laundry plumbing was observed to be constructed using a garden hose, and the discharge appears to drain directly into the yard rather than into an approved drainage system. This is an improper installation that may result in leakage, unsanitary conditions, moisture damage, and potential environmental or code-related concerns. We recommend evaluation and correction by a qualified licensed plumber, including installation of properly sized and approved plumbing and connection to an appropriate drainage system as required.

8.1.A WATER SUPPLY, DISTRIBUTION SYSTEMS

Repair or Replace

(1) There are several water shut offs/pressure regulators at several areas around the home. I was unable to determine the purpose of these shutoffs/regulators. We recommend further evaluation by a qualified licensed plumber and repairs made as needed.

(2) Galvanized steel pipes/fittings are installed in the house. These pipes are known to become clogged with rust which reduces water flow. We recommend replacing these pipes by a qualified licensed plumber.

(3) Water supply line is corroded (visible in the crawlspace). We recommend replacing this supply line by a licensed plumber to prevent future leaks.

(4) Black copper water pipes noted in one or more areas. Possibly from improper electric panel bonding at the water pipe, a chemical reaction due to dissimilar metals or from other unknown reasons. We recommend further review and repairs as needed by a qualified licensed plumber.

(5) Water pressure was observed to be low at one or more faucets. We recommend further evaluation by a qualified licensed plumber and necessary repairs made.

(6) There was no water flow at the primary bathroom tub.shower. This is non standard. We recommend further evaluation by a qualified licensed plumber prior to the end of your contingency period and necessary repairs made as needed.

(7) It was common practice for homes built from the 1950's through the 1990's to have some portions of the plumbing distribution system installed through the concrete slab which have been known to deteriorate and result in leaks. During the inspection we tried to determine if any slab leaks may exist. At the time of the inspection we did not find any evidence of current leaks.

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

Repair or Replace

(1) The bathroom toilet did not flush when tested. We recommend further evaluation and necessary repairs by a qualified licensed plumber.

(2) Some of the sink angle stop valves are observed with calcium deposits on them. Calcium deposits can corrode or deteriorate these valves and cause potential leaks. We recommend replacing all calcified angle stop valves by a qualified licensed plumber to help prevent leaks.

(3) The hall bathroom toilet is loose on the floor. This condition could damage the wax ring under the toilet. We recommend necessary repairs by a qualified licensed plumber.

(4) Bidet's are out of the scope of a general home inspection. We recommend further evaluation by a qualified person if concerned.

8.3.A TUB/ SHOWER ENCLOUSER(S)

Repair or Replace

(1) We recommend caulking around the bathroom tubs and tiled walls to help prevent moisture intrusion.

(2) The bathroom tub diverter is defective. Possibly due to hard water deposits. We recommend necessary repairs or replacement as needed.

(3) One or more of the bathroom fiberglass showers/tubs are worn/ aged. We recommend replacement by a qualified licensed contractor.

8.5.A WATER PRESSURE/ REGULATOR

Repair or Replace

(1) The ADU water pressure was checked with a water pressure gauge and was measured to be higher than 80 PSI at the time of the inspection. This is to high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.

(2) The water pressure was checked with a water pressure gauge and was measured to be higher than 80 PSI at the time of the inspection. This is to high and corrections are needed. We recommend further evaluation by a qualified licensed plumber for necessary repairs or corrections.

(3) A water pressure regulator was not found at the ADU. If there is no water pressure regulator installed, this condition could cause a pressure surge in the homes water supply pipes and could could affect the plumbing system. We recommend further evaluation by a qualified licensed plumber. If no water pressure regulator is installed we recommend having a water pressure regulator installed by a qualified licensed plumber.

8.6.A HOSE SPIGOT(S)

Repair or Replace

(1) Some of the exterior hose spigots do not have anti-siphon or anti-backflow devices installed on them. Theses anti-siphon or anti-backflow devices help prevent contaminated water from flowing back into the the house water supply system. We recommend installing anti-siphon or anti-backflow devices where needed by a qualified person.

8.7.A GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS

Repair or Replace

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

8(B) . Plumbing System / ADU

8.0.B DRAIN, WASTE, AND VENT SYSTEMS

Repair or Replace

The sinks in the bathrooms were slow draining at the time of the inspection This may indicate a blockage in the drain line. We recommend further evaluation by a qualified licensed plumber and repairs as needed.

8.1.B CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)

Repair or Replace

(1) The hall bathroom toilet did not flush when tested. We recommend further evaluation and necessary repairs by a qualified licensed plumber.

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

9. Electrical System

9.0 OVERHEAD SERVICE ENTRANCE CONDUCTORS

Repair or Replace

The service conductors supplying the main electrical panel appear to be undersized for the panel's 200-amp rating and may not be properly sized for the service. Improperly sized service conductors can create an overheating and fire hazard if subjected to loads beyond their capacity. The conductor size, material, ampacity, and service configuration should be verified. We recommend evaluation by a qualified licensed electrician and correction as needed to ensure the service conductors are properly sized and rated for the electrical service.

9.1 MAIN AND SUB PANELS

Repair or Replace

(1) The main panel breakers are not properly labeled. We recommend having the breakers properly labeled for safety by a qualified person.

(2) Panel screw(s) not to be missing from the sub electric panel. We recommend installing screw(s) where needed by a qualified person for safety.

9.2 BRANCH CIRCUIT CONDUCTORS/ WIRING

Repair or Replace

(1) There is exposed Romex type wires noted in the garage in several areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

(2) There are extension cords that are being used as permanent wiring. Extension cords are considered for temporary use only and a safety hazard when used long term. We recommend removing the extension cords and replacing with proper wiring by a qualified licensed electrician.

(3) There is exposed Romex type wires noted in the house in one or more areas. This is a safety concern if used where it could be subject to physical damage. Romex wires are normally used in attics, inside walls, or inside conduit. We recommend necessary corrections by a qualified licensed electrician for safety.

9.5 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Several lights throughout the house did not function when tested possibly due to bad bulbs or a miss wired fixtures. Occasionally there may something wrong with the fixtures which cannot be determined without a working bulb. We recommend asking the seller to demonstrate that theses lights are working prior to the end of the inspection contingency period, or changing the bulbs and testing again. If these lights do not function we recommend further evaluation by a qualified licensed electrician and necessary repairs or replacement as needed.

(2) Floor receptacle in several areas do not have protective covers over the outlets. We recommend adding protective covers to these outlets by a qualified person.

(3) Electrical receptacles appear to be configured for plugs not designed for standard U.S. appliances. Non-standard receptacles may not be compatible with typical U.S. electrical devices and could create a shock, fire, or equipment-damage hazard if improperly used. We recommend evaluation by a qualified licensed electrician and correction or replacement as needed to provide properly configured U.S.-standard receptacles.

9.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

This house was built prior to the requirement for the installation of GFCI receptacles. The locations

where GFCI receptacles are required to be installed has increased over time. We recommend upgrading all receptacles within 6 feet of any plumbing fixtures, outside/ exterior of the house, in the garage, and any non fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

9.9 JUNCTION BOXES (OBSERVABLE)

Repair or Replace

(1) There are several receptacle covers missing at several areas. This is non standard and a potential shock hazard. We recommend installing receptacle plates by a qualified person where needed for safety.

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

9.10 EXTERIOR LIGHTING

Repair or Replace

(1) A light cover is missing at one or more exterior light fixtures. We recommend replacement by a qualified person.

9.11 ELEVATOR

Repair or Replace

The elevator was reported by the tenant to be non-operational at the time of inspection and could not be tested. The elevator was also observed to contain personal belongings, which further limited access and evaluation. The condition and operational status of the elevator could not be determined. We recommend further evaluation by a qualified licensed elevator contractor and correction or repair as recommended.

10. Heating Equipment

10.0 HEATING EQUIPMENT

Repair or Replace

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

Note: The furnace did not operate when tested at the time of the inspection. We recommend further evaluation of the furnace and related components by a qualified licensed HVAC contractor prior to the end of your contingency and repairs or replacement made as needed.

(2) The heat source in the ADU did not appear to function correctly at the time of the inspection. This is non standard. We recommend repairs or replacement as need by a qualified licensed contractor as needed.

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

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

Repair or Replace

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

(2) Loose vent/register noted in one or more areas. We recommend corrections by a qualified person.

(3) The air filter for the HVAC system is the wrong size/poorly installed. We recommend recommend replacing by a qualified person.

(4) We recommend having the floor ducts professionally cleaned and inspected for leaks by a qualified licensed HVAC contractor.
(5) Ducts in the crawlspace are observed to be in contact with the ground. This is non standard and corrections are needed. We recommend necessary repairs by a qualified licensed HVAC contractor.

11. Cooling Equipment

11.0 COOLING EQUIPMENT

Repair or Replace

(1) The AC condenser did not turn on when the AC was tested. We recommend a qualified licensed HVAC contractor to inspect and repair as needed prior to the end of your contingency period.
(2) The AC system is 15 or more years old and may be near the end of its useful life. The average life of an AC system is approximately 10-15 years. We recommend further evaluation by a qualified licensed HVAC contractor to determine life remaining and potential cost to replace so that you can budget accordingly. We also recommend that you keep a good home warranty in place, which covers the AC system.
(3) The insulation is damaged at the exterior refrigerant lines. We recommend replacing the damaged insulation by a qualified person.
(4) The AC condenser is not level. This can put stress on the bearings and refrigerant lines. We recommend having the condenser leveled by a qualified licensed HVAC contractor.

11.1 CONDENSATE EQUIPMENT

Repair or Replace

(1) A vented trap was not installed in the condensation drain line. A vented trap must be installed in the condensation drain line to prevent vapor lock and possible condensation leaks in the house. We recommend installation of a vented trap by a qualified licensed HVAC contractor.
(2) A secondary drain line is present, however it is installed in a way that could cause moisture damage in the event of a primary drain line clog. This is non standard. We recommend repairs or replacement by a qualified licensed HVAC contractor.

12. Structural Components

12.0 STRUCTURE (GENERAL INFORMATIONAL)

Information Only

(1) Some of the walls are built below the exterior soil grade which may be subject to moisture intrusion if not properly sealed. It is beyond the scope of a home inspection to verify the presence of moisture barriers or the materials used. This is a concealed component. Our evaluation is limited by the conditions present on the day of the inspection. Proper grading and drainage is essential to prevent water from collecting against the structure. If concerned about the moisture barrier or materials used to seal the foundation/ walls below grade we recommend further evaluation by a qualified licensed contractor.
(2) This house is located within a sloped or hillside setting. Geological evaluations are beyond the scope of our inspection. We recommend further evaluation with a geotechnical engineer if concerned.

12.3 FOUNDATION

Repair or Replace

(1) Wood rot and staining were observed at portions of the crawlspace walls. These conditions may be indicative of past or ongoing moisture intrusion and can contribute to deterioration of the wood and potentially affect the structural integrity of the affected areas. We recommend evaluation by a qualified licensed contractor to determine the source and extent of the moisture and wood deterioration, with repairs or replacement of damaged materials as needed.
(2) There is white efflorescence (powder substance) is observed on the garage stem wall and slab in some areas. This condition indicates that moisture is in contact with the masonry. We recommend checking the gutters, downspouts, and drain lines for proper operation. A water proofing paint could be applied the foundation if necessary. Efflorescence is found on many homes without water intrusion

occurring. We recommend necessary corrections to help this condition from occurring.

12.7 CRAWLSPACE (ANOMALIES IN CRAWLSPACE)

Repair or Replace

(1) There is evidence of rodent activity/ droppings observed in the crawlspace. Pests may chew, damage or contaminate components. Rodents have been found throughout San Diego County which have Hantavirus, which is a health hazard. Home inspectors are not licensed pest inspectors and are not qualified to determine the severity of rodent infestation. We recommend further evaluation by a qualified licensed pest exterminator for a complete review and removal of any pests or waste material prior to the end of your contingency period.

(2) Portions of the crawlspace were inaccessible due to low clearance. Due to this condition this area and it's related components could not be inspected. We recommend having the crawlspace area modified to meet today's crawlspace clearance standards by a qualified licensed contractor and having the entire crawlspace and related components be inspected by this company or by a qualified contractor prior to the end of your contingency period.

13. Ventilation and Insulation

13.3 INSULATION UNDER THE FLOOR SYSTEM

Repair or Replace

(1) Insulation in the crawlspace is partially installed. Heat loss can occur more on this home than one that is properly insulated. We recommend adding insulation to the floor system in the crawlspace where needed by a qualified person.

(2) The insulation in the crawlspace is installed with the vapor barrier or paper side down. This is a non-standard installation. Per manufacturer's specifications, the paper should not be exposed due to fire risk. We recommend necessary corrections by a qualified person.

13.5 VAPOR RETARDERS (CRAWLSPACE)

Repair or Replace

A vapor barrier is not installed on the crawl space ground under the house. This condition is conducive to wood destroying insects and organisms due to the likelihood of water evaporating into the wood structure from the soil. We recommend having a vapor barrier installed by a qualified person.

14(A) . Built-In Kitchen Appliances / Main House

14.0.A COOKTOP

Repair or Replace

The cooktop did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.

14.1.A WALL OVEN

Repair or Replace

The wall oven did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.

14.4.A FOOD WASTE DISPOSER

Repair or Replace

(1) The food waste disposer did not operate when tested. We recommend repair or replacement by a qualified licensed appliance company.

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

14.5.A MICROWAVE (BUILT-IN)

Repair or Replace

(1) The microwave needs cleaning or is stained in areas. I recommend cleaning or repairs as needed.

14(B) . Built-In Kitchen Appliances / ADU

14.0.B RANGE/ OVEN

Repair or Replace

(1) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.

(2) The oven was not tested due to stored items inside the oven at the time of the inspection. We did not remove these items to inspect. We recommend having these items removed and verifying that the oven operates properly prior to the end of your contingency period.

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

14.1.B DISHWASHER

Repair or Replace

The dishwasher did not operate when tested. We recommend necessary repairs or replacement by a qualified licensed appliance contractor.

14.2.B RANGE HOOD/ VENT

Repair or Replace

The range exhaust vent did not operate when tested. We repair or replacement by a qualified licensed appliance contractor.

14.3.B FOOD WASTE DISPOSER

Repair or Replace

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

(2) The food waste disposer did not operate when tested. We recommend repair or replacement by a qualified licensed appliance company.

14.4.B MICROWAVE (BUILT-IN)

Repair or Replace

The built in microwave did not work when tested. We recommend replacement by a qualified licensed appliance contractor.

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

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