



BPG Inspection, LLC



**1015 Rachelle Way
El Cajon CA 92019**

Client(s): Camberos
Inspection Date: 4/22/2026
Inspector: Mark Kirkland ,

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 1132696
 - Client's Last Name: Camberos
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Introductory Notes

CLIENT ADVICE

❌ 1. WHAT TO DO UPON RECEIVING YOUR HOME INSPECTION REPORT

Please read the entire full report ASAP. If you have any **questions or concerns or need changes** made to the report, *call your inspector immediately* direct at **928-246-3208**, seven days a week.

All **ACTION ITEMS** and **CONSIDERATION ITEMS** needing further evaluation, repair, modification, etc., are to be performed by a "**qualified licensed technician, contractor or engineer**", **BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW.**

DO NOT NEGLECT TO TAKE ACTION ON ALL REPORT RECOMMENDATIONS BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW!

Exterior

STEPS and RAILINGS

- ❌ 2. A proper handrail is needed on the exterior steps on the rear of the building near the pool. No rail is installed.
- Handrailings should be installed, to reduce the potential for personal injury at this location.

The steps are narrow and not standard width. This can cause possible injury. A licensed contractor and/or specialist should repair the steps to meet current standards.



- ❌ 3. A proper handrail is needed on the exterior steps on the rear of the building. No rail is installed.
- Handrailings should be installed, to reduce the potential for personal injury at this location.

The steps are uneven in rise and run. The current industry standards require the maximum riser height of 7 3/4 inches with a maximum variation between steps of 3/8 an inch. An excessive variation could pose a trip hazard. We recommend upgrading your steps to current industry standards and having a qualified technician perform repairs as needed.



Action Items

Exterior

- ✘ 4. The steps are uneven in rise and run. The current industry standards require the maximum riser height of 7 3/4 inches with a maximum variation between steps of 3/8 an inch. An excessive variation could pose a trip hazard. We recommend upgrading your steps to current industry standards and having a qualified technician perform repairs as needed.



Pool area

- ✘ 5. A proper handrail is needed on the exterior steps at the pool area. No rail is installed.
- Handrailings should be installed, to reduce the potential for personal injury at this location.



Roofing

ROOF COVERINGS

- ✘ 6. Roof tiles were noted to be cracked, damaged, or displaced. Further evaluation and repairs/replacement is needed. Since inspectors do not walk on concrete/clay/composite roof tiles, there could be additional tile defects. Have the roofing technician who corrects this/these reported conditions, check the rest of the roof.

Action Items

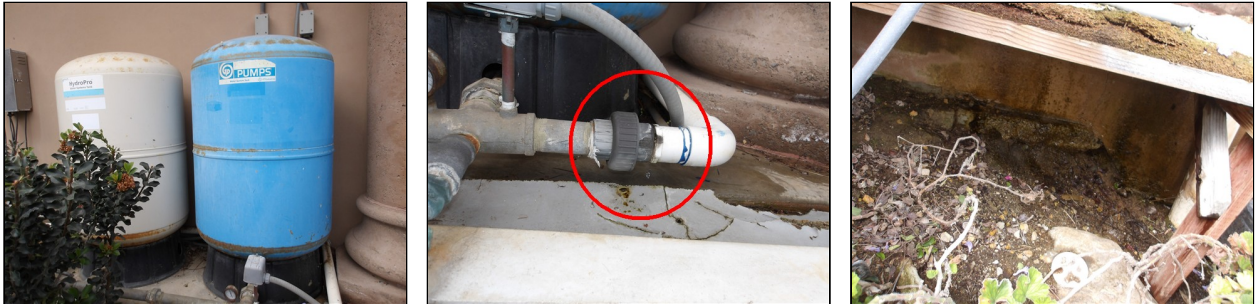
Roofing



Plumbing

LIMITATIONS: PLUMBING WATER SUPPLY

7. Inspection of the well water system is outside the scope of this inspection. However, we observed active leaking noted at the well pipes. We recommend a licensed plumber perform repairs.

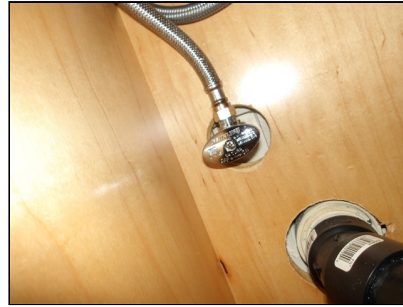


PLUMBING FIXTURES and DRAINS

8. The water is off to the sink in the right side middle bedroom bathroom. We are unsure of why the water is off. Inspectors do not turn on valves that are shut off. Have a plumber evaluate the reason the water is off and perform necessary repairs.

Action Items

Plumbing



WATER HEATER

- ❌ 9. The discharge pipe for the temperature & pressure relief valve on the water heater does not terminate outside the foundation, currently into water pan in laundry room water heater. A qualified technician should make any needed repairs or corrections.



WATER HEATER SEISMIC STRAPS

- ❌ 10. The water heater's capacity is greater than 52 gallons and there are only two seismic straps installed in laundry room. The straps are loose and also allow movement. The California Office of the State Architect has published standards with which all water heater installations in the state must comply when buildings are sold or transferred. These standards require adequate restraint provided by an approved metal strapping, located one third down from the top and another approximately 4" above the control valve. If the heater is larger than 52 gallons, then approved strapping rated for a larger tank or additional strapping or engineered strapping may be required. A third strap is recommend at times to comply with the California Office of the State Architect standards for seismic strapping of water heaters.



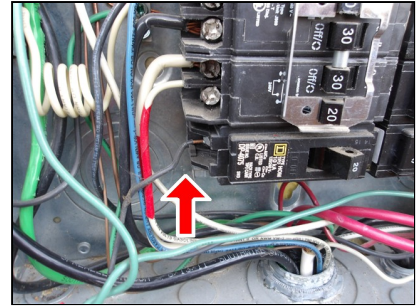
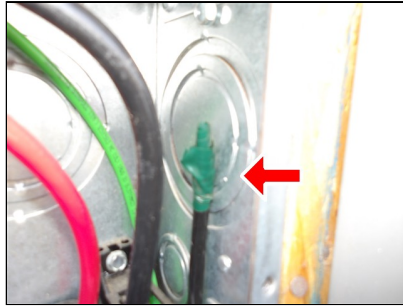
Electrical

SUB PANEL(S)

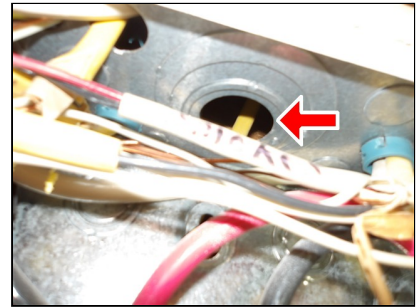
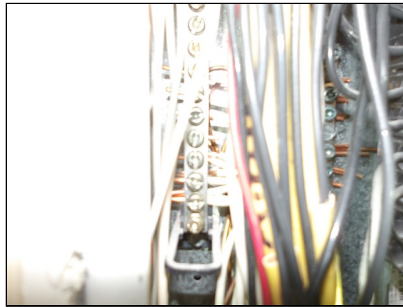
- ❌ 11. The problem(s) discovered in the exterior cabana sub panel such as uncapped abandoned wires, 20 amp breaker on size 14 wire, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.

Action Items

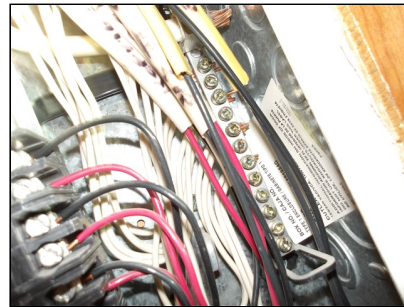
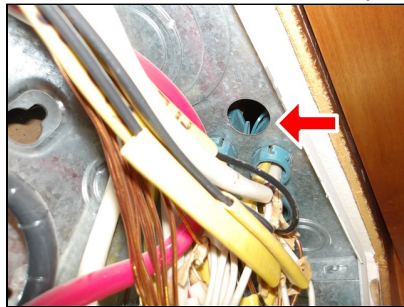
Electrical



- ✖ 12. The problem(s) discovered in the master bedroom sub panel such as double lugged neutral wires at buss, frayed wires, knock out missing, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.



- ✖ 13. The problem(s) discovered in the kitchen pantry sub panel such as double lugged neutral wires at buss, knock outs missing in panel, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.



GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

- ✖ 14. No GFCI (ground fault circuit interrupter) protection is present at all locations per current industry standards. Several in garage, cabana lower wall near bath sink, half bath near toilet. This may not have been required at the time of construction but current industry standards requires GFCI protection in all bathrooms, garages, exteriors, laundry rooms, basements and kitchens. **As a safety upgrade, consider installing GFCI protection at all recommended locations.**

Action Items

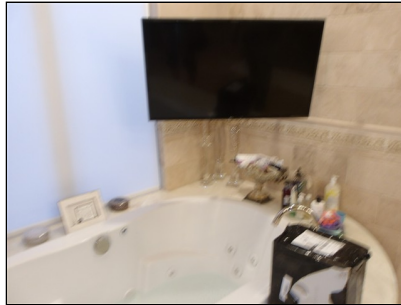
Electrical



- ❌ 15. When tested, the GFCI outlet at the exterior cabana did not function properly. It failed to trip. This is an indication of a defective or improperly-wired GFCI. A qualified electrician should make repairs or modifications as necessary.

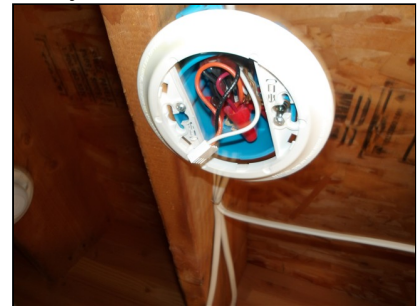


- ❌ 16. There is a TV directly over the bathtub in the master bathroom. We were unable to find the receptacle or prove that the TV is protected by GFCI. If GFCI protection can't be confirmed then a qualified technician should install proper GFCI protection.



WIRING

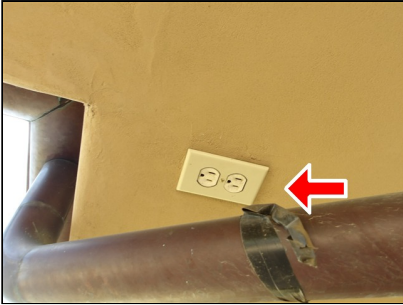
- ❌ 17. There are several open junction boxes at various locations in the attics. Lack of covers can create a shock or fire hazard.
- A qualified technician should check the system and install proper covers on all junction boxes.



EXTERIOR RECEPTACLES AND FIXTURES

Action Items**Electrical**

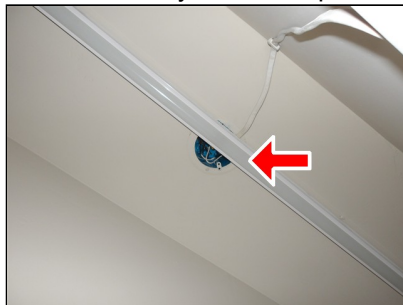
- ❌ 18. Several exterior outlet and switches at the front exterior, left side cabana, prayer house entryway, does not have an exterior rated cover installed. A qualified technician should install exterior rated covers at all exterior locations.



- ❌ 19. The outside outlet cover at the exterior prayer house is damaged and needs repaired or replaced.

**INTERIOR RECEPTACLES AND FIXTURES**

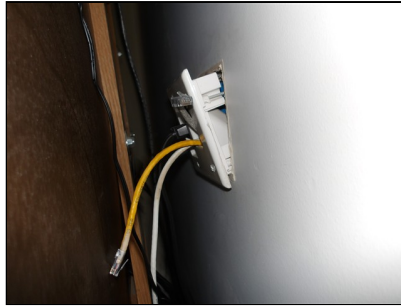
- ❌ 20. The light fixture has an improper junction box for the light at the bedroom closet in middle bedroom. Their are exposed wires. A qualified technician should make any needed repairs.



- ❌ 21. One or more receptacles is loose in the wall at master bedroom. A qualified electrician should make any needed repairs.

Action Items

Electrical



- ❌ 22. One or more cover plates for receptacles and switches are missing or damaged in the building. This can be a shock hazard. All missing or damaged cover plates should be replaced with new cover plates.



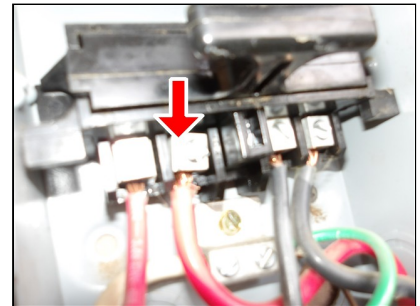
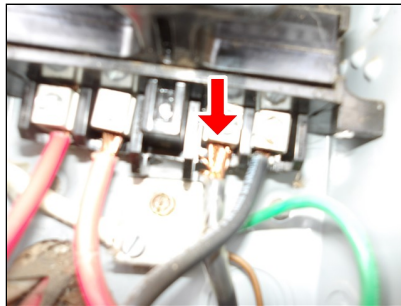
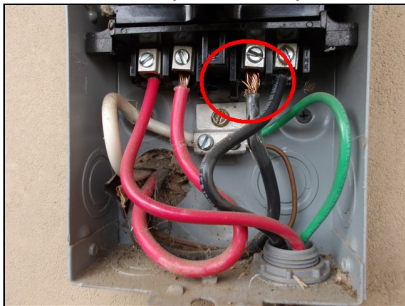
attic



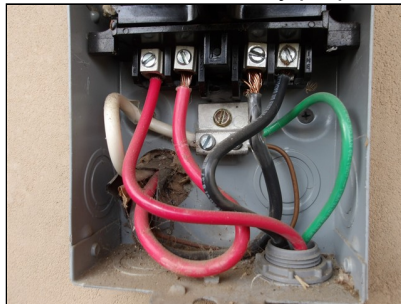
master bed attic

HVAC

- ❌ 23. Two of the AC electric disconnects has frayed wire connections at the rear exterior of the home. A licensed electrician should perform repairs.



- ❌ 24. The protective "deadfront" cover for the local HVAC disconnect, which helps prevent hazardous shocks, is missing at rear exterior.
- A properly fitting deadfront cover should be installed for safety purposes.

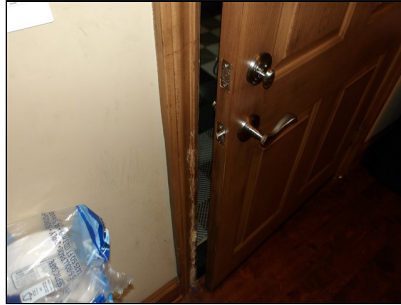


Action Items

Garage

PASSAGE DOOR FROM GARAGE TO INTERIOR

- ❌ 25. The passage door from the garage bedroom to the garage needs the self closer adjusted. Failed to close and latch. A qualified technician should make repairs or modifications as necessary to restore the fire separation.



GARAGE DOOR OPERATORS

- ❌ 26. The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at an incorrect height. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern.
- The optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications.



Interiors

CEILINGS

- ❌ 27. Water stain/damage is present in the detached pool equipment storage room ceiling. The source of the leak should be identified and necessary repairs performed before any attempt is made to restore surface appearance. A licensed roofer should evaluate the roof and make repairs.



SMOKE DETECTORS/CO DETECTOR

- ❌ 28. The number of carbon monoxide detectors is less than would be required by modern standards. We did not locate any CO detectors. One carbon monoxide detector is required on each level of a multi level home. CO detectors should also be installed in all bedrooms with fireplaces. CO detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.

Action Items

Interiors

- ❌ 29. The number of smoke detectors is less than would be required by modern standards. Missing in one bedroom right side of home. Most cities want the detectors in each bedroom, hallway leading to the bedrooms and if multi-storied, at the top and bottom of the staircase at each level. Smoke detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.



FIREPLACE

- ❌ 30. All of the gas log fireplaces have a damper clamp installed but they are incorrectly installed and fail to stop the damper from fully closing. This is an important safety feature that ensures toxic gases go up the chimney, instead of escaping to the interior. - An approved damper clamp should be installed. (This is a very small "C" clamp attached to the damper door.)



Bathrooms

TOILET(S)

- ❌ 31. The garage, half bathroom and front right bedroom toilets are not securely attached at the floor. This could allow leaks at or into the floor. A qualified technician should make repairs or modifications as necessary.



Pools/Spas

GENERAL COMMENTS: POOL or SPA

Action Items

Pools/Spas

- ✘ 32. We did not see any life safety equipment or emergency shut off switch at poolside. Floats, pole hooks and ropes should be standard equipment at any pool, and should be kept stored adjacent to, and within sight of the pool at all times.

FENCES, GATES and ACCESS

- ✘ 33. **As of January 1, 2018 Pool Safety Act (Senate Bill 442)**, California law requires new or remodeled pools and spas to have 2 of 7 child protective safety barriers. **While existing pools and spas are not required to add additional safety barriers, we suggest when it comes to protecting our young and vulnerable , all pools and spas should have 2 of 7 appropriate safety barriers identified in the Pool Safety Act.** Conformance of several of the items cannot be determined by a visual inspection. We recommend that the current owner or their representative provide any and all documentation to ensure compliance or have a qualified pool contractor further evaluate and perform any needed repairs.

The exterior fences and gates do not meet current industry standards. The gate stays open, no gate other than car gate on other side of the house and no secondary barrier device. We recommend adding additional safety features to comply with Senate Bill 442.

- 1. Gate access for the pool or spa, explained in Health and Safety code 115923.
 - a. Gates must open away from the swimming pool, be self-closing with a self-latching device and placed no lower than 60 inches above the ground.
 - b. A minimum of 60 inches tall, maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
 - c. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - d. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
- 2. A removable mesh fencing that meets American Society for testing and Materials (ASTM). The mesh fence with a gate only counts as one safety item.
- 3. An approved safety cover (manually power-operated safety pool cover that meets the standards of ASTM) as defined in the subdivision 115921.
- 4. Exit alarms on all of the doors that provide access to the swimming pool or spa.
- 5. A self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor on all of the doors providing access to the pool.
- 6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance in to the water. The alarm shall meet ASTM standards for residential alarms which include, surface motion, pressure, sonar, laser, and infrared type alarms.
- 7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers.

Action Items

Pools/Spas



FLATWORK and COPING

34. The flexible expansion joint separating the pool coping from the surrounding flatwork is deteriorated. This may lead to water penetration under the concrete. Over time, this could damage the concrete and pool. There is currently an uneven walking surface, signs of separation and possible movement. A qualified pool contractor should evaluate the area and perform repairs.



SKIMMER and DRAIN COVERS

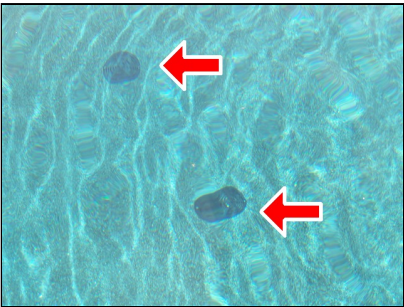
35. The present industry standard is for all pool and spa drain covers to conform to the Virginia Graeme Baker (VGB) act. A bather's hair or appendage could be caught in the drain. The VGB act can be viewed by typing in "VGB pool and spa safety act" on a computer web browser. The pool does not meet current drain cover standards.

We recommend upgrading these components to meet present industry standards. The present industry standard is to have two drains at the pool and two at the spa with proper drain covers manufactured after December 19, 2008. In Addition, every suction drain on a pool mush have a split (dual) drain or be equiped with a safety vacuum release system or an automatic pump shut off system. The existing drain cover/s do not appear to meet industry standards and we were unable to identify the required safety devices. We recommend further evaluation and repair by a qualified pool contractor.

Note: swimmers should be advised not to swim near drain covers.

Action Items

Pools/Spas

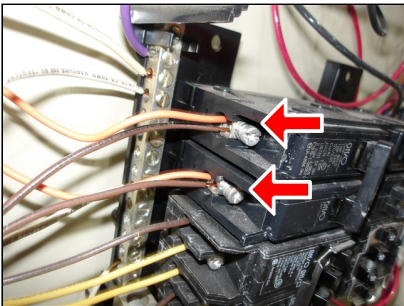
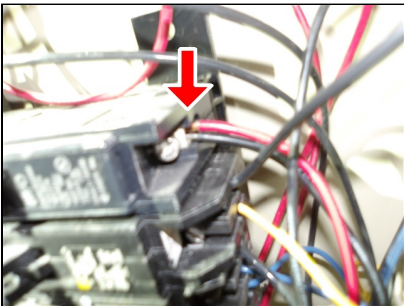


ELECTRIC and BONDING

- ❌ 36. Two pool pumps lacks proper bonding to ground. Equipment that is not bonded can be a shock hazard. A qualified licensed electrician should make any needed modifications.



- ❌ 37. The problem(s) discovered in the pool sub panel such as double wired circuits, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.



- ❌ 38. When tested, the GFCI outlet at the pool and spa area did not function properly. The receptacle is improperly wired hot and neutral reverse. This is an indication of a defective or improperly-wired GFCI. A qualified electrician should make repairs or modifications as necessary.



Action Items

Consideration Items

Introductory Notes

CLIENT ADVICE

39. In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems. We observed several water disconcert valves at the exterior of the home. We recommend labeling the water shut off valves.



Gas front exterior



Electric front exterior



Multiple water shut off valves

40. If specific information on the characteristics and performance of this particular hillside property is desired, a qualified specialists, such as a geologist, structural engineer and or a geo-tech engineer, should be consulted.

INSPECTION SCOPE

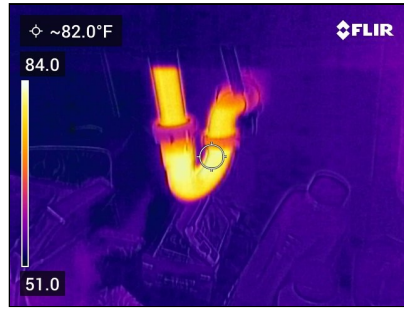
41. The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. **The inspection does not include any attempt to find or list cosmetic flaws (scratches, cracks, stains, etc.). You, the client, are the final judge of aesthetic issues.** The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.
42. Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing. However, we observed large puddles of water at rear of property near the pool equipment building and water flowing from irrigation systems. A licensed contractor and/or specialist should repair all irrigation systems before the area is damaged.
43. We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyse surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.

Consideration Items

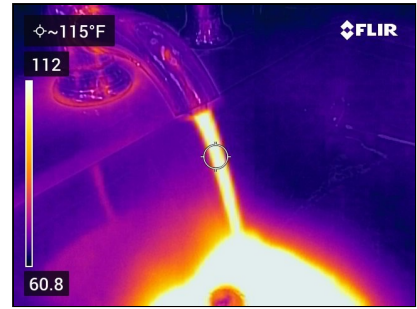
Introductory Notes



No abnormal heat in electric panels

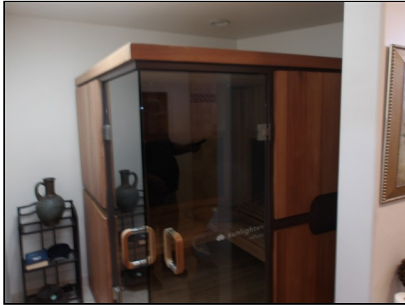


No visible leaks under sinks



Hot water noted all fixtures

44. The inspection of the BBQ equipment, sauna, surround sound, fountains, central vac, exterior fireplace/fire pit, well and any related equipment is not included in the scope of this Inspection and Report.



PERMITS

45. Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

ENVIRONMENTAL

46. Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for mold is not within the scope of this inspection.

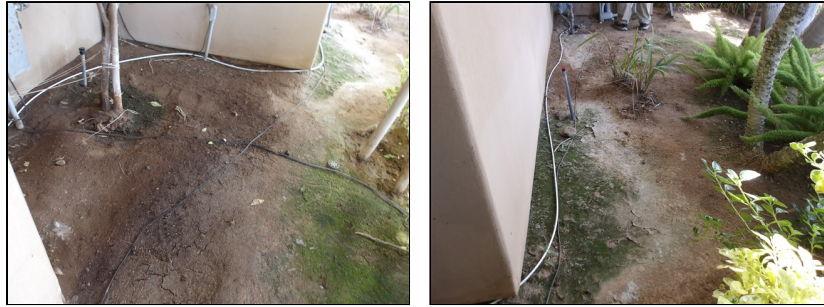
Exterior

GRADING, DRAINAGE, RETAINING WALLS

47. The grading around the exterior is flat by modern standards in several areas. The soil should fall away 6" in 10' for proper grade. Have a technician correct as needed.

Consideration Items

Exterior



48. No weep holes are present at the base of the retaining wall at the right side of the property. Weep holes are often installed in retaining structures to facilitate drainage and relieve water pressure behind the wall.
- If the need for additional drainage becomes apparent, weep holes should be installed to reduce the pressure on the retaining structure, and extend its effective life.



49. A condition known as efflorescence is evident on portions of the retaining walls. This whitish, fuzzy material is a mineral deposit left when moisture in the concrete evaporates. The presence of efflorescence and water marks often indicates an occasional surplus of moisture on the outside of the wall. The efflorescence was minor in the opinion of the inspector. The areas should be monitored for signs of excess moisture and repaired by a licensed technician if needed.



50. The retaining wall at the right side of the carport is cracked/damaged in several areas with signs of possible leaning. We are unsure of when the cracks/damage occurred or when it started leaning. A qualified licensed contractor should perform any needed repairs or modifications.

Consideration Items

Exterior



51. The yard grading on the pool equipment structure has a very low slope grade or drains toward the home. Water may tend to pool along this side of the house. A below grade drainage system, regrading the area, or installing swales may help to drain this area quickly. Monitor the area during heavy rains.
- Have a qualified contractor or landscaper evaluate the area and perform repairs as needed.



PATIOS and COVERS

52. The concrete at the rear patio is deteriorated, peeling and/or damaged in several areas. The qualified technician should repair the damaged areas.



WALL CLADDING AND TRIM

53. Sections of the stucco at the exterior of the building, retaining walls, and fences is cracked, deteriorated or damaged. We did not list or identify every location in this report.
- A qualified plastering technician should evaluate the stucco and make repairs or modifications as necessary.

Consideration Items

Exterior



54. The weep screed at the base of the stucco-finished exterior walls is corroded in spots and/or damaged.
- A qualified technician should replace any damaged weep screed, as needed.



55. Soil is at or above the weep screed at several areas.
- We recommend adequate clearances be provided in accordance with current standards.



56. A low voltage access panel cover is loose and not fully attached at the front of the home near the electric panel.
This can allow moisture into the walls. A qualified technician should repair the access panel.

Consideration Items

Exterior



57. One or more of the sprinkler heads on several areas sprays the building. This can promote damage to the siding, trim or structure. The sprinkler heads should be adjusted to ensure that they do not spray the building.



VEGETATION and PLANTERS

58. Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.



LIMITATIONS to PEST CONTROL ISSUES

59. Our observations regarding evidence of pests (termite, dry rot, fungus, moisture deterioration) are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Please refer to the termite inspection report for corrections and repairs. Repairs should be performed as needed.

FENCES and GATES

60. The metal fencing has heavy corrosion, damaged and deteriorated. - Damaged fence elements should be repaired if possible, or replaced as necessary.

Consideration Items

Exterior



MISCELLANEOUS FEATURES

61. The sink at the exterior of the exterior storage building has cold water only. We are unable to verify the drain discharge location. There is no trap on the sink and it looks like it drains toward the yard drain. A licensed contractor and/or specialist should perform repairs.



Roofing

CLIENT INFORMATION

62. Trees near the building have overhanging branches resting on the roof. This could damage (abrade) the roof surfaces.
- Trees should be pruned as needed.



LIMITATIONS: ROOFING

63. The majority of home inspectors do not walk on concrete roofing material due to the possibility of breakage, of which we would be responsible for. The roof was observed by every possible means short of walking on the roof: ladder at roof edges, from second floor windows, second floor balconies, and from the ground with binoculars. The underside of the roof is inspected from the attic. This is a limited roof inspection.

Consideration Items

Roofing



GUTTERS/ DOWNSPOUTS AND DRAINS

64. The gutters have corrosion and/or appears to leak at the seams on several areas. We recommend any needed repair by a qualified technician.

SKYLIGHTS and SOLAR PANELS

65. Inspection of the solar collector panels is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field.



Plumbing

CLIENT INFORMATION

66. Water is probably the number one nemesis of the home owner. Wall and roof leaks, plumbing leaks and condensation are a constant possibility. When water is allowed to intrude or condense within the structure, the possibility of damage, decay and/or mold exists. My report notes any conditions I observed at the time of the inspection. However, water intrusion is not always immediately identifiable and may take time and weather to surface. It is very important that you maintain the proper grade around the home, monitor and maintain your roof system, and respond immediately to exterior, roof, attic and crawl space maintenance issues. Further, it is vital to respond to plumbing leaks at once and to provide adequate attic, bathroom, and crawl space ventilation. This is FYI.
67. Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

PLUMBING WATER SUPPLY

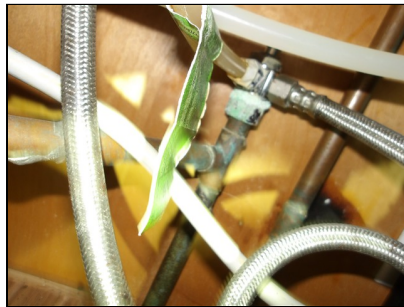
68. There is surface corrosion in the visible supply and/or waste piping at several valves, fixture and drains in the home. We observed no signs of active leaks at the time of the inspection but leaks can develop anytime without

Consideration Items

Plumbing

warning. All valves and fixtures should be evaluated during your final walk through and before close of escrow to verify that no new leaks have developed.

- This piping should be evaluated for leaks on a regular basis and repaired by a qualified technician when necessary.



PLUMBING FIXTURES and DRAINS

69. One hot water faucet handle in master bathroom is missing. A qualified technician should repair or replace the handle.



WASTE and VENT PIPES

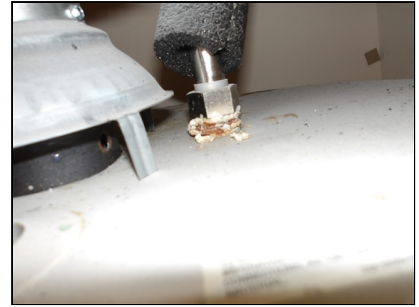
70. Some properties require periodic cleaning of drain lines due to tree root penetration. The older, cast iron and/or clay drain lines installed in several homes can also experience blockages due to internal rusting or soil settlement or upheaval. We cannot determine the condition of underground pipes during our inspection. -- Given the age or history of the drain lines, we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as needed. Home owners are responsible for the sewer pipes and main sewer lateral piping all the way to the middle of the street, where it connects to the city sewer system.

WATER HEATER

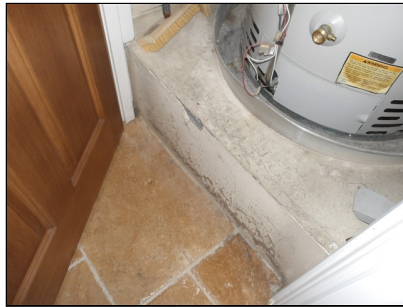
71. The water line connections are corroded at both of the house water heaters.
- These connections are dry at the time of the inspection and repairs should be made as necessary.

Consideration Items

Plumbing



72. The water heater stand and/or surrounding wall is damaged or stained in laundry room. This is often caused by a previous leak. The areas were dry at the time of the inspection. We recommend asking the seller for details regarding the damage and any previous leaks. A qualified technician should perform repairs as needed.



GAS PIPES and VALVES

73. There is surface corrosion in some areas of the visible gas piping at the rear exterior. We observed no signs of leaking during the inspection. This piping should be regularly evaluated for leaks and repaired if necessary .



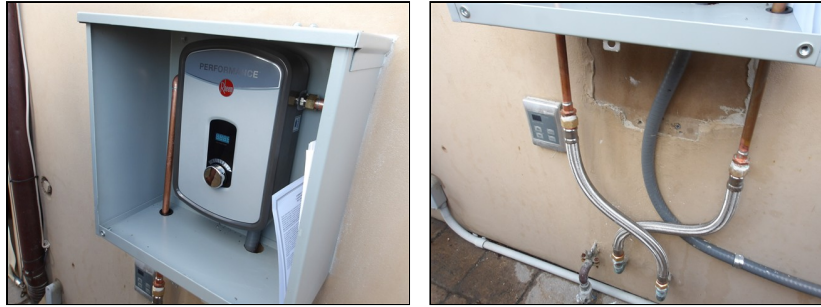
74. The condensate or sediment trap is missing at the gas appliances (water heater and/or heater). Gas valves installed on all gas appliances should be protected by a short pipe 'T' called a trap/drip leg that is installed closest to the appliance. The trap's purpose is to capture any debris or moisture that might be pushed through the gas line before it can foul the gas valve. Consult a licensed gas plumbing contractor for any required repair.

TANKLESS WATER HEATER

75. There is a tankless water heater installed at the exterior of the cabana. Limited access prevented us from being able to fully inspect the water heater. These are smaller water heaters and are typically designed for small single bathrooms and do not always have the same features as full size water heaters. The water heater does not have any visible service valves or TPR valve. We recommend having a licensed plumber verify proper installation and perform repairs as needed.

Consideration Items

Plumbing



Electrical

CLIENT INFORMATION

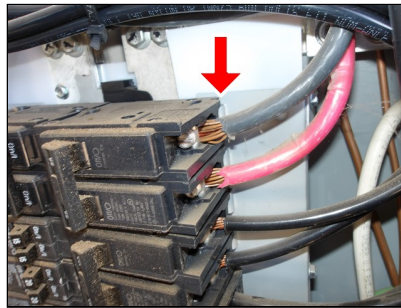
76. A photovoltaic electric generation system is installed on the roof surface. These systems perform best when clean. Periodically rinse off the panels with a water hose during the cool time of day. Rinsing is all that is recommended.

Warnings are noted on the main electrical panel. We recommend becoming familiar with these systems and how to monitor the performance. Get operation and warranty information if available or request from manufacturer or installation company. Inspecting solar systems is beyond the scope of a routine home inspection.

Usually these systems can be monitored "on line".

MAIN DISTRIBUTION PANEL

77. The main electric panel at the front exterior have one or more wires with excessive sheathing removed. A licensed contractor and/or specialist should repair the wires.



CIRCUIT BREAKERS

78. One or more breakers in the exterior cabana sub panel are in the off position at the time of this inspection. We did not activate the breakers, or energize the circuits because doing so could create a hazard.
- The owner may have information as to why the breakers are in the OFF position. If it is not functional, a licensed electrician should make appropriate repairs before closing escrow.



Consideration Items

Electrical

79. Circuits in several panels are either not labeled or hard to read. While the labeling of the various electrical circuits in the panel is not related to fire hazards or potential electrical shock safety, they do identify which breakers control which circuits, and are important for determining which breakers to turn off when working on the system.
- An electrician can identify and label the circuits.

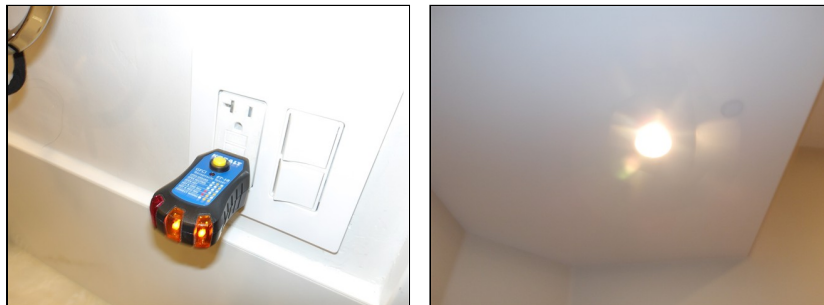
SUB PANEL(S)

80. The exterior cabana electric panel is missing a cover screw and labels. A qualified technician should install a cover screw and label the circuits.



GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

81. The middle bedroom bathroom GFCI outlet is wired to the bedroom entryway lights. If the GFCI trips then the lights will also go out, this could create a trip hazard if this happens in the dark. We recommend installing additional lights to assist you if the lights go out from tripping the GFCI. A licensed contractor and/or specialist can perform the work.



EXTERIOR RECEPTACLES AND FIXTURES

82. Several light fixtures are loose and/or not sealed at the exterior walls. A qualified licensed electrician should make any needed corrections.
83. Several exterior lights are damaged and/or have corrosion. A licensed contractor and/or specialist should repair or replace all damaged lights.



INTERIOR RECEPTACLES AND FIXTURES

Consideration Items

Electrical

84. Several ceiling fans are on remote controls. We were not able to locate all remote controls, ask seller for their location.
- The ceiling fans should be checked with remote controls or replaced as needed.

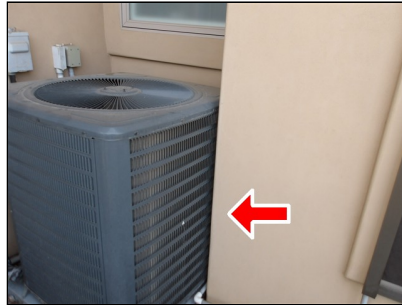
Heating and Cooling

HEAT - GENERAL CONDITIONS

85. The light fixture is missing at the attic for the HVAC systems. This was required at time of construction. A qualified technician should make any needed repairs.

A/C EQUIPMENT

86. The compressor is too close to the structure to allow proper ventilation around the cooling coils. A qualified HVAC contractor should make any needed repairs or modifications.



Attic

LIMITATIONS OF ATTIC ACCESS

87. We could not access one or more attic areas due to one or all of: no access, low headroom, vaulted ceilings, insulation concealing the rafters, duct work, temperature, unsafe conditions, storage, etc. Further evaluation is advised if the client has concerns about these areas.



ATTIC MOISTURE CONDITIONS

88. Water stains are evident on the roof sheathing. However, we could not confirm an active leak.
- The source should be identified and necessary repairs performed.

Consideration Items

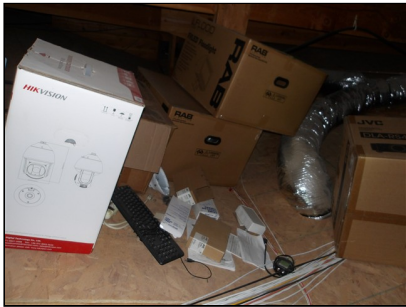
Attic



master bedroom attic

IMPORTANT CLIENT INFORMATION

89. Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control providers to see if they offer services that help prevent wildlife intrusions.
90. This attic space has abandoned items that should be removed. A technician can do the work.



Garage

LIMITATIONS ABOUT INSPECTING the GARAGE

91. The presence of personal items limited access to the garage at the time of this inspection.
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.



GARAGE CEILINGS

92. The ceiling has small holes and cracks at the garage. A qualified technician should make any needed repairs.

Consideration Items

Garage



PASSAGE DOOR FROM GARAGE TO INTERIOR

93. The door trim is damaged in the garage bedroom. A qualified technician should repair the damaged areas.



GARAGE DOOR OPERATORS

94. The garage door controls near the doors failed to stop when the buttons were pushed. The doors stopped when the wall controls near the garage pedestrian door was pushed but not when these buttons were pushed. A qualified technician should repair as needed.



CARPORT

95. Several exterior front carport cover post are cracked. We observed no signs of structural movement. A qualified technician should repair the cracked areas



Consideration Items

Interiors

INTERIOR INSPECTION LIMITATIONS

96. The presence of many personal items limited access to the detached storage room at the time of this inspection.
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.



FLOORS

97. The tile flooring is chipped at several rooms of the structure. A qualified technician should make any needed repairs or modifications.

WINDOWS

98. Several windows do not operate smoothly, are difficult to latch or are in need of adjustment. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components.



99. The windows/screens were very dirty. This condition makes dual pane windows more difficult to inspect for broken seals. We recommend cleaning the windows and inspecting for signs of staining or condensation between the glass. If staining or condensation is present then we recommend contacting a glass specialist for further evaluation and repairs.

DOORS

100. The interior door to the bathroom in the far right rear bathroom is damaged in several areas. The door is still functional but should be repaired by a qualified technician.



SMOKE DETECTORS/CO DETECTOR

Consideration Items

Interiors

101. The smoke detector and carbon monoxide detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We recommend replacing all batteries and testing with simulated smoke upon occupying the building.

The average life expectancy of smoke detectors and CO detectors is approximately (7-10) years unless otherwise noted by the manufacture. This is FYI.

FIREPLACE

102. The fireplace was visually reviewed but was not tested for draft, any gas logs were not tested and a fire was not built in the fireplace. Because of the chimney design only a portion of the fireplace, chimney and flue was visible. If you wish additional evaluation, contact a chimney sweep. **We recommend all chimneys be cleaned and inspected by a licensed chimney specialist prior to being used.**

SKYLIGHTS

103. The solar tub is disconnected in the master bedroom attic. It does not divert the light down the tube and into the room. A qualified technician should repair as desired.



FIRE SPRINKLER SYSTEM

104. An automatic fire suppression (sprinkler) system is installed in this building. Evaluating the sprinklers is beyond the scope of this inspection. The system was not tested or evaluated.

We recommend that all occupants become familiar with the locations of emergency controls, exits, fire extinguishers, alarm pulls, etc. We also recommend that occupants keep handy the phone number to call for an emergency water shut-off, should a sprinkler head go off accidentally.



Kitchen

DISHWASHER and AIR GAP

105. The large dishwasher soap dispenser is stuck open and does not latch. A qualified technician should repair.

Consideration Items

Kitchen



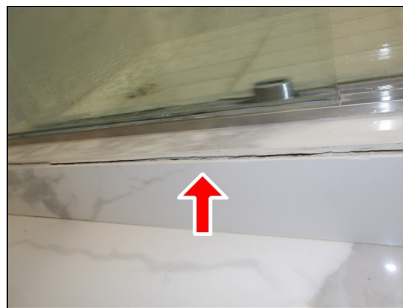
Bathrooms

CLIENT INFORMATION

106. Caulking at the bathrooms is deteriorated and/or missing (sinks, bathtubs, showers, etc.). Missing or deteriorated caulking can promote water penetration into the adjoining structure. A qualified technician should recaulk as needed.

SHOWER WALLS

107. The grout is cracked, deteriorated and/or missing in several areas at the cabana, garage, far right side bathroom. Damaged or missing grout can cause leaks and moisture damage. A licensed contractor and/or specialist should perform repairs.



108. The shower wall window was low enough where it was subject to oversplash from the shower in several bathrooms. The window framing and the shower wall are subject to possible water damage. Keeping the window and sill properly sealed is recommended.

Consideration Items

Bathrooms



109. Deterioration and a possible crack was noted on the shelf in the master bathroom shower. A qualified technician should repair the damaged areas.



SHOWER ENCLOSURE(S)

110. The right rear corner bedroom bathroom shower doors are rough in operation.
- The shower doors and/or rollers should be repaired or replaced to restore proper operation.

JETTED TUB

111. There is an access panel for the jet tub at the rear exterior of the home. There is limited access inside the panel to inspect the jet tub and its components. We were unable to verify if the jet tub is properly bonded. We saw no GFCI for the jet tub. We recommend having the seller identify the GFCI location for the jet tub. A licensed contractor and/or specialist should gain access and verify pump is properly bonded and perform additional repairs as needed.



Laundry

CLIENT INFORMATION

112. Due to limited clearances around the laundry equipment, we could not identify the type of utility sources provided for the dryer, nor could we verify the washer connections and drain lines. Ask the owner whether gas or electricity (or both) are available at the dryer location and review the washer hookups when access is available.

Consideration Items

Laundry



Pools/Spas

LIMITATIONS: POOL and SPA

113. Our inspections of pools or spas does not include inspections of any above ground, movable, freestanding or otherwise non-permanent pool or spa or self-contained equipment unless agreed to in writing. We do not enter or come in contact with pool or spa water to examine any component. Our inspection does not determine the adequacy of spa jet water force or bubble effect or vessel structural integrity or leakage of any kind. We do not evaluate thermostat(s), heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, filter backwash systems or pool or spa covers and related components. We do not dismantle any mechanical component or parts thereof, or operate control valves. Unless specifically discussed in this report, we do not examine accessories such as aerators, air-blowers, diving or jump boards, ladders, skimmers, slides or steps. We cannot evaluate any equipment that does not respond to normal operating controls, including the absence of any required energy source.
114. We cannot report on the ability of the pool or spa heater to heat the volume of water in the vessel. Pool/spa heaters take many hours to heat the water, and the required time depends on weather temperatures.

FLATWORK and COPING

115. The pool and spa patio surface is damaged, deteriorated and peeling paint in several areas. A qualified contractor should make any needed repairs or modifications.



VESSEL CONDITION

116. Calcium build up/spots was noted at the spa and/or pool surface. Have the pool water tested (take a water bottle sample to a pool supply store for free testing) and follow the pool technician's recommendations for correction/ removal and prevention of surface calcium, if calcium is present.

Consideration Items

Pools/Spas



117. One or more cracked tiles were noted in the spa. We observed deterioration and possible cracks in the spa. A licensed pool contractor and/or specialist should repair all damaged areas.



SKIMMER and DRAIN COVERS

118. The diverter plate or weir, a device used in the skimmer to control the flow of water between the skimmer and the main drain is missing. A qualified technician should replace the diverter plate.

POOL and SPA HEATERS

119. The heating system, which is an older system, responds to normal operating controls. The system is dirty and shows normal wear and tear for a system this age. We recommend review and servicing by a qualified pool contractor prior to close of escrow.



120. The pool pumps do not have labels installed. We were unable to turn on the solar pool heater because of a lack of labels on valves and no switch visible labeled for solar heater. We recommend demonstrating the solar pool heater is operational. A qualified technician should perform repairs if needed.

ELECTRIC and BONDING

121. The pool pumps are not protected by GFCI (ground fault circuit interrupter) protection. This may not have been required at the time of construction but current industry standards require all pool pumps to be protected by GFCI. As a safety upgrade, consider installing GFCI protection at all recommended locations.

Consideration Items

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