San Diego's Premier Home Inspection Company
7155 Mission Gorge Road San Diego CA 92118
Tel: 619-840-4663 Mobile: 619-840-4663
cantorinspection.com ron@cantorinspection.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Jay and Teresa Stark

INSPECTION ADDRESS

11683 Via Ranch San Diego, El Cajon, CA 92019

INSPECTION DATE

8/4/2025 1:00 pm to 3:30 pm

GENERAL INFORMATION

Inspection Address: 11683 Via Ranch San Diego, El Cajon, CA 92019
Inspection Date: 8/4/2025 Time: 1:00 pm to 3:30 pm
Weather: Partly Cloudy - Temperature at time of inspection: 80-90 Degrees

Inspected by: Ron Cantor

Client Information: Jay and Teresa Stark

Seller's Agent: Keller Williams Realty
Lisa Vann
Mobile: 619-808-8998
Email: lisavann2@cox.net

Inspection Fee: $ 635.00

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Structure Style: Contemporary

Structure Orientation: West

Estimated Year Built: 1989
Unofficial Sq.Ft.: 1700

People on Site At Time of Inspection: Seller(s)

PLEASE NOTE:

This report is the exclusive property of Cantor Property Inspection and the client 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 Cantor Property Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association "CREIA", and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed general contractor and or certified

specialized, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We do not endorse the work preformed by handyman service providers or unlicensed contractor's.

This inspection report is prepared solely for Client and may not be relied upon by any other person. Client shall not use the inspection report as a substituted disclosure under California Civil Code section 1102.4, or any similar or related statute. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY CLAIMS, LIABILITIES, SUITS OR JUDGMENTS ARISING OUT OF CLIENT'S BREACH OF THIS PARAGRAPH."

Report File: 11683 Via Ranch San Diego

SCOPE OF WORK

You have contracted with Cantor Property Inspection to perform a generalist inspection in accordance with the standards of practice established by, the California Real Estate Inspection Association (CREIA) a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

SECTION NARRATIVES

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA

211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Section 1.0 -

Various Hard Surfaces

Common Observations

Informational Conditions

1.1 - There are common settling or curing cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

1.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Functional Components and Conditions

1.3 - The floor structure consists of a poured concrete slab that should include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

1.4 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

1.5 - The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments

Informational Conditions

1.6 - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

1.7 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of

our inspection.

Common Observations

Informational Conditions

1.8 - The residence has a bolted, concrete slab foundation with no visible or significant abnormalities.

Section 2.0 -

Site & Other Observations

Renovations & Additions

Informational Conditions

2.1 - The property has been renovated or remodeled. Therefore, you should request documentation that should include building permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without building permits, and latent defects could exist.

Landscaping Observations

Other Conditions and or Repairs

2.2 - A tree or trees that are adjacent to the foundation should be monitored for any growth that might affect the foundation.

2.3 - The roots of mature trees could have an adverse effect on either the water main or the sewer pipe, and you may wish to consult an arborist who could predict future growth potential.

Grading & Drainage

General Comments

Informational Conditions

2.4 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Interior-Exterior Elevations

Informational Conditions

2.5 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Other Conditions and or Repairs

2.6 - The soil and or hard surface height are too high at the various locations around the perimeter of the home (Right side of the home). This is due to added landscaping elements that were improperly installed. It is recommended that the soil and or concrete heights be lowered to allow for proper drainage and to avoid possible moisture intrusion.


Flat & Level Pad

Informational Conditions

2.7 - The residence is situated on a lightly sloped lot, which would typically not need a geological evaluation. However, in as much as we do not have the authority of a geologist, you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

2.8 - Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

Area Drains

Informational Conditions

2.9 - The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.

Planter Boxes

Other Conditions and or Repairs

2.10 - The planter areas around the perimeter of the home are a moisture intrusion concern. Further evaluation and repair by a licensed contractor is advised.

House Wall Finish

House Wall Finish Type

Informational Conditions

2.11 - The house walls are finished with stucco.

House Wall Finish Observations

Functional Components and Conditions

2.12 - The house wall finish is in acceptable condition.

Informational Conditions

2.13 - There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a licensed stucco contractor.

2.14 - The stucco finish is not original, and you should request the permit from the sellers or any documentation that would include a warranty or guarantee and confirm that the work was done to code and by a licensed contractor.

Other Conditions and or Repairs

2.15 - Patching was noted in the stucco at various locations throughout the building. Further evaluation and repair by a licensed stucco contractor is advised.



Exterior Components

General Comments

Informational Conditions

2.16 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

2.17 - The driveway is in acceptable condition.

Other Conditions and or Repairs

2.18 - There are cracks and or offsets in the driveway that could prove to be trip-hazards, particularly for children or the elderly, which you may wish to evaluate for yourself.

2.19 - There is an offset at the intersection of the driveway and garage slab, which may pose as a trip hazard and may indicate movement has occurred. Further evaluation and repair by a licensed foundation contractor is advised.

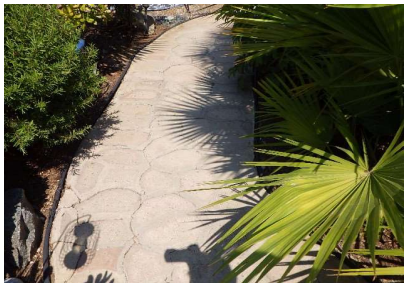
Walkways

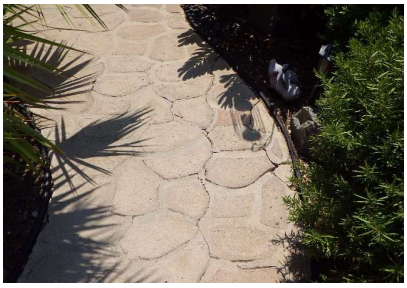
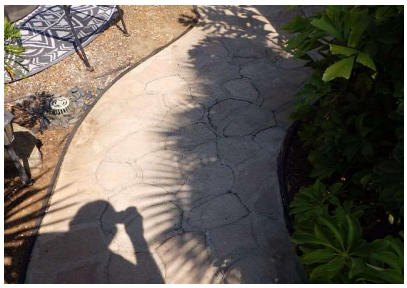
Informational Conditions

2.20 - The walkways are in acceptable condition.

Other Conditions and or Repairs

2.21 - There are cracks and or offsets in the walkways that could prove to be trip-hazards.




Yard Walls

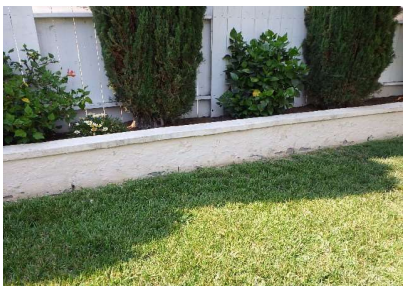
Informational Conditions

2.22 - The yard walls may have some cosmetic damage and cracking, but appear to be functional.



Other Conditions and or Repairs

2.23 - There is efflorescence, or salt-crystal formations at various points on the yard walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance.


Fences & Gates

Informational Conditions

2.24 - The fences and gates are serviceable, but have damage commensurate with their age.

Other Conditions and or Repairs

2.25 - The right side gate needs typical maintenance-type service to open and close or latch properly.

2.26 - The double cylinder keyed deadbolt on the security door at the left side gate could prevent or impede an emergency exit, and should be replaced with a safer latch type.

Fascia & Trim

Informational Conditions

2.27 - The fascia board and trim are in acceptable condition.

Exterior Wooden Doors

Informational Conditions

2.28 - The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

2.29 - The front porch cover is part of the main roof system and is in acceptable condition.

Other Conditions and or Repairs

2.30 - There is possible termite and or moisture damage to the rear patio cover, that should be further evaluated and repaired by a licensed Pest Control Operator.






There is possible termite and or moisture damage to the rear patio cover - *Continued*

Porches or Stoops

Informational Conditions

2.31 - The porch is in acceptable condition.

Fountains Bird Baths etc

Informational Conditions

2.32 - There are water features that were not inspected and are not part of this report.

Windows

Informational Conditions

2.33 - Many or all of the windows throughout the home have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.

Other Conditions and or Repairs

2.34 - The dual pane windows throughout the home were too dirty to determine if there are any broken hermetic seals. Cleaning all of the windows and re-inspection to verify there are no broken hermetic seals is advised during the contingency period of the escrow.

Screens

Informational Conditions

2.35 - The window screens are functional.

Outlets

Informational Conditions

2.36 - The outlets that were tested are functional and include ground-fault protection.

Components and Conditions Needing Service

2.37 - One or more of the rear exterior outlets were damaged. Further evaluation and repair by a licensed electrician is advised.

Lights

Informational Conditions

2.38 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

2.39 - One or more of the exterior lights appear to be on timers or sensors, which did not allow me to operate them. Confirming all exterior lights are functional with the seller is advised.

Patios

Informational Conditions

2.40 - The concrete patio is in functional condition, with only minor cracking and or displacement noted.
2.41 - Personal items limited the inspection of the patio, which should further evaluated when the patio is fully visible and during the contingency period.
2.42 - The patio is covered with carpet, which limited the inspection of the patio.

Section 3.0 -

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

3.1 - The 1" copper main water shut-off valve is located inside the garage.

Pressure Regulators

Informational Conditions

3.2 - A functional pressure regulator is in place on the plumbing system.
3.3 - The water pressure was 65 to 70 PSI when tested.

Pressure Relief Valves

Informational Conditions

3.4 - There is a pressure relief valve on the plumbing system, as required.

Copper Water Pipes

Informational Conditions

3.5 - The potable water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

3.6 - The gas main shut-off is located on the right side of the building. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas SupplyPipes

Informational Conditions

3.7 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

3.8 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

3.9 - Hot water is provided by a 9 to 10-year old, 50 gallon water heater that is located in the garage.

Common Observations

Informational Conditions

3.10 - The water heater is functional, but beyond its warranty period and replacement may be needed in the near future.

Water Shut-Off Valve & Connectors

Informational Conditions

3.11 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Conditions

3.12 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Conditions

3.13 - The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

3.14 - The water heater is equipped with a mandated pressure-temperature relief valve and discharge pipe, which is extended to the exterior.

Drain Valve

Informational Conditions

3.15 - The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Plpe

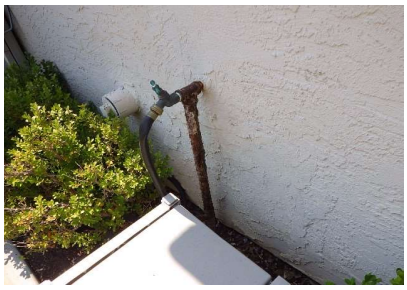
Other Conditions and or Repairs

3.16 - The water heater is equipped with a drain pan, which is designed to minimize water damage from a leak, but does not have a visible drain pipe to the exterior. Therefore, it should be monitored periodically for signs of a leak.

Combustion Air Vents
Functional Components and Conditions
3.17 - The water heater does have appropriate combustion-air vents.
Seismic Straps
Informational Conditions
3.18 - The water heater is seismically secured.
Expansion Tank
Other Conditions and or Repairs
3.19 - There is no expansion tank installed on the water heater, which would have been typically required when the water heater was replaced. Proper repair by a licensed plumber is advised.

Irrigation or Sprinklers

General Comments
Informational Conditions
3.20 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.
Automatic Sprinklers
Informational Conditions
3.21 - We do not evaluate sprinkler systems, which should be demonstrated by the sellers.
Hose Bibs
Other Conditions and or Repairs
3.22 - The hose bibs that we tested are functional, but all do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.
3.23 - One or more hose bibs are corroded and leaking (Right side hose bib) and should be repaired by a licensed plumber.



Waste & Drainage Systems

General Comments

Informational Conditions

3.24 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

3.25 - The visible portions of the drain pipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

3.26 - Based on industry recommended water tests, the drain pipes are functional at this time. However, only a video-scan of the main drain pipe can confirm its actual condition.

Section 4.0 -

Main Panel

General Comments

Informational Conditions

4.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

4.2 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

4.3 - The residence is served by a 200 amp, 220 volt panel, located on the right side of the building.

Main Panel Observations

Informational Conditions

4.4 - The panel and its components have no visible deficiencies.

Other Conditions and or Repairs

4.5 - Various circuits within the panel are not labeled, but should be, so that the appropriate load calculations and breaker sizes can be determined.

4.6 - The panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

Panel Cover Observations

Informational Conditions

4.7 - The exterior panel cover is in acceptable condition.

4.8 - The interior panel cover is in acceptable condition.

Wiring Observations

Functional Components and Conditions

4.9 - The residence is wired with a modern vinyl conduit known as Romex or non-metallic sheathed cable.

Informational Conditions

4.10 - The visible portions of the wiring has no visible deficiencies. We did not observe any burnt, scorched, or damaged wiring in panel.

4.11 - The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn.

Other Conditions and or Repairs

4.12 - There is no anti-oxidant grease on the aluminum wiring connections in the panel, which is required by current building standards, but may not have been, when the home was originally built. Installation of anti-oxidant grease, by a licensed electrician is advised.

Circuit Breakers

Informational Conditions

4.13 - There are no visible deficiencies with the circuit breakers.

Other Conditions and or Repairs

4.14 - The 50 amp circuit breaker labeled EV charger was in the off position. The reason is unknown. Consult the seller for further information regarding the breaker being turned off.

4.15 - There are two or more different brands of circuit breakers in the main panel. They all appear to be functional and fit properly, however, the manufacture recommends using only their brand of circuit breakers in the panel. You may wish to obtain the opinion of a licensed electrician on this issue.

Grounding

Functional Components and Conditions

4.16 - The main panel appears to be properly grounded.

Solar

Informational Conditions

4.17 - The home is equipped with a Solar system which is located on the roof. We do not evaluate these systems as part of our services.






Section 6.0 -

HVAC Split Systems

Age & Location

Informational Conditions

6.1 - Central heat and air-conditioning are provided by a single split-system, consisting of a 3 to 4 year-old 80,000 BTU furnace, with an evaporator coil that is attached to the furnace in the attic, and a 3 to 4 year-old condensing coil that is located on the rear of the home.

Common Observations

Informational Conditions

6.2 - The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

6.3 - This split-system is not original, and you should request documentation that could include a warranty and guarantee and confirm that it was installed by a specialist and to current standards.

Furnace

Informational Conditions

6.4 - The furnace is functional.

Vent Pipe

Informational Conditions

6.5 - The vent pipe has no visible deficiencies.

Circulating Fan

Informational Conditions

6.6 - The circulating fan is functional

Gas Valve & Connector

Informational Conditions

6.7 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

6.8 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Informational Conditions

6.9 - The return-air compartment is in acceptable condition.

6.10 - The filter is clean and is located at the bottom of the furnace.

Evaporator Coil

Informational Conditions

6.11 - The evaporator coil appears to be functional.

Condensate Drainpipe

Informational Conditions

6.12 - The condensate drain pipe discharges correctly outside the residence.

Condensing Coil

Functional Components and Conditions

6.13 - The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

6.14 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Conditions

6.15 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Functional Components and Conditions

6.16 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of twelve to twenty degrees.

Thermostats

Informational Conditions

6.17 - The thermostat is functional.

Registers

Informational Conditions

6.18 - The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

6.19 - The flexible ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Other Conditions and or Repairs

6.20 - The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, portions of the outer sleeve are U-V contaminated and should be replaced by a licensed HVAC contractor.

Section 7.0 -

Family Room Chimney

General Prefabricated

Informational Conditions

7.1 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Common Observations

Informational Conditions

7.2 - The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Conditions

7.3 - The chimney has a functional weather cap-spark arrestor.

Other Conditions and or Repairs

7.4 - The chimney weather cap-spark arrestor is dirty, which should be serviced by a certified chimney sweep.

Crown or Termination Cap

Informational Conditions

7.5 - The metal termination cap is functional.

Chimney Flashings

Informational Conditions

7.6 - The chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

7.7 - The portions of the flue that are visible appear to be in acceptable condition.

7.8 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

Fireplace

Informational Conditions

7.9 - The fireplace is in acceptable condition.

Damper

Informational Conditions

7.10 - The damper is functional and there is a spacer clamped attached to the damper.

Log Starter

Functional Components and Conditions

7.11 - The log starter is functional.

Other Conditions and or Repairs

7.12 - The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.

Ornamental

Informational Conditions

7.13 - The ornamental gas log fire is functional.

Glass Doors

Informational Conditions

7.14 - The fireplace glass doors are functional.

Other Conditions and or Repairs

7.15 - There are no screens on the front of the firebox.

Hearth

Informational Conditions

7.16 - The hearth is in acceptable condition.

Mantle

Informational Conditions

7.17 - The fireplace mantle is in acceptable condition.

Section 8.0 -

Indoor Environmental Issues

Environmental Observations

Informational Conditions

8.1 - We did not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we did not inspect for mold or test for other environmental contaminants, we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. This would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Main Entry

Furnished Residence Comment

Informational Conditions

8.2 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors
Informational Conditions
8.3 - The door is functional.
Flooring
Informational Conditions
8.4 - The floor has no significant defects.
8.5 - The floor is worn or cosmetically damaged, which you should view for yourself.
Walls & Ceiling
Informational Conditions
8.6 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
8.7 - The windows are functional.
Lights
Functional Components and Conditions
8.8 - The lights are functional.
Alarm System
Informational Conditions
8.9 - The alarm system, if there is one, was not inspected and is not considered part of this report.
Doorbell
Functional Components and Conditions
8.10 - The doorbell was functional when tested.
Informational Conditions
8.11 - The doorbell was a Ring type, which was not inspected and is not considered part of the report.
Personal Items
Other Conditions and or Repairs
8.12 - Excessive personal items limited access to rooms throughout the home, and extremely limited the inspection. Further evaluation of all inaccessible areas before the close of escrow is advised.

Living Room
Flooring
Informational Conditions
8.13 - The floor has no significant defects.
8.14 - The floor is worn or cosmetically damaged, which you should view for yourself.
Walls & Ceiling
Informational Conditions
8.15 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
8.16 - The windows are functional.
Closets
Informational Conditions
8.17 - The closet and or cabinets are in acceptable condition.
Lights
Functional Components and Conditions
8.18 - The lights are functional.
Outlets
Functional Components and Conditions
8.19 - The outlets that were tested are functional.

Dining Room

Flooring

Informational Conditions

8.20 - The floor has no significant defects.

8.21 - The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

8.22 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

8.23 - The windows are functional.

Lights

Functional Components and Conditions

8.24 - The lights are functional.

Outlets

Functional Components and Conditions

8.25 - The outlets that were tested are functional.

Family Room

Flooring

Informational Conditions

8.26 - The floor has no significant defects.

8.27 - The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

8.28 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

8.29 - The windows are functional.

Lights

Informational Conditions

8.30 - The combination ceiling fan and light are functional.

Outlets

Functional Components and Conditions

8.31 - The outlets that were tested are functional.

Section 9.0 -

Master Bedroom

Doors

Functional Components and Conditions

9.1 - The door is functional.

Flooring

Informational Conditions

9.2 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.3 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

9.4 - The windows that were unobstructed were checked, and found to be functional.

Closets

Informational Conditions

9.5 - The closets and their components are functional.

Other Conditions and or Repairs

9.6 - The door rubs in the jamb, and needs to be serviced to work smoothly.

Lights

Functional Components and Conditions

9.7 - The lights are functional.

Informational Conditions

9.8 - The combination ceiling fan and light is functional.

Outlets

Functional Components and Conditions

9.9 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Components and Conditions Needing Service

9.10 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

1st Guest Bedroom

Location

Informational Conditions

9.11 - The first guest bedroom is located on the second floor at the right side of the home.

Doors

Informational Conditions

9.12 - The doors are functional.

Flooring

Informational Conditions

9.13 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.14 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

9.15 - The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

9.16 - The closet and its components are functional.

Outlets

Functional Components and Conditions

9.17 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector
Other Conditions and or Repairs
9.18 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

2nd Guest Bedroom

Location
Informational Conditions
9.19 - The second guest bedroom is located on the second floor at the front right of the home.
Doors
Functional Components and Conditions
9.20 - The door is functional.
Flooring
Informational Conditions
9.21 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
9.22 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
9.23 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
9.24 - The closet and its components are functional.
Outlets
Functional Components and Conditions
9.25 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
9.26 - The smoke detector is functional, but should be checked periodically.

3rd Guest Bedroom

Location
Informational Conditions
9.27 - The third guest bedroom is located on the second floor at the left front of the home.
Doors
Functional Components and Conditions
9.28 - The door is functional.
Flooring
Informational Conditions
9.29 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
9.30 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
9.31 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
9.32 - The closet and its components are functional.

Outlets
Functional Components and Conditions
9.33 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
9.34 - The smoke detector is functional, but should be checked periodically.

Section 10.0 -

Master Bathroom

A Probable Remodel
Other Conditions and or Repairs
10.1 - The master bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with a required building permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without building permit, and latent defects could exist.
Doors
Functional Components and Conditions
10.2 - The door is functional.
Flooring
Informational Conditions
10.3 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
10.4 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
10.5 - The window is functional.
Cabinets
Functional Components and Conditions
10.6 - The cabinets are in acceptable condition.
Informational Conditions
10.7 - The cabinets have typical, cosmetic damage.
10.8 - The cabinets are the same age as the residence, and will not function as well as newer ones.
10.9 - Personal items below the sinks limited the inspection.
Sink Countertop
Functional Components and Conditions
10.10 - The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
10.11 - The sinks and their components are functional.
Other Conditions and or Repairs
10.12 - Corrosion was noted on the water lines and or connectors below the sink, which should be serviced.

Tub

Functional Components and Conditions

10.13 - The tub is functional.

Other Conditions and or Repairs

10.14 - The hot and cold is reversed on the tub valve. Proper repairs by a licensed plumber is advised.

Stall Shower

Functional Components and Conditions

10.15 - The stall shower is functional.

Other Conditions and or Repairs

10.16 - Caulking was noted around the tiled shower pan and walls, which you may wish to view for yourself.

Toilet & Bidet

Functional Components and Conditions

10.17 - The toilet is functional.

Exhaust Fan

Other Conditions and or Repairs

10.18 - The exhaust fan is functional but noisy. Repairs or replacement are needed.

Lights

Functional Components and Conditions

10.19 - The lights are functional.

Outlets

Functional Components and Conditions

10.20 - The outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location

Informational Conditions

10.21 - The hallway bathroom is a full, and located off the main hallway.

A Probable Remodel

Other Conditions and or Repairs

10.22 - The hallway bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with a required building permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without building permit, and latent defects could exist.

Doors

Informational Conditions

10.23 - The doors are functional.

Flooring

Informational Conditions

10.24 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.25 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

10.26 - The window is functional.

Cabinets

Functional Components and Conditions

10.27 - The cabinets are in acceptable condition.

Informational Conditions

10.28 - Personal items below the sink limited the inspection.

Sink Countertop

Functional Components and Conditions

10.29 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

10.30 - The sink and its components are functional.

Other Conditions and or Repairs

10.31 - Corrosion was noted on the water lines and or connectors below the sink, which should be serviced.

Tub-Shower

Functional Components and Conditions

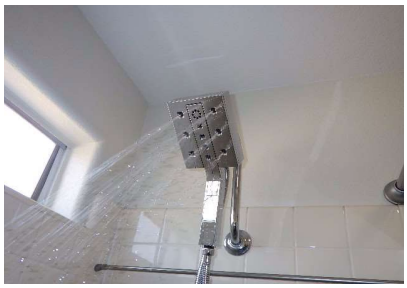
10.32 - The tub-shower is functional.

Other Conditions and or Repairs

10.33 - The tub stopper is missing or incomplete and should be repaired or replaced.

10.34 - The hot and cold is reversed on the tub and shower valve, which should be repaired by a licensed plumber.

10.35 - The shower head is occluded by minerals, and does not spray uniformly.



Toilet & Bidet
Functional Components and Conditions
10.36 - The toilet is functional.
Lights
Functional Components and Conditions
10.37 - The lights are functional.
Outlets
Functional Components and Conditions
10.38 - The outlets are functional and include ground-fault protection.

Section 12.0 -

Primary Hallway

Flooring
Informational Conditions
12.1 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
12.2 - The walls and ceiling are in acceptable condition.
Closets & Cabinets
Informational Conditions
12.3 - The closets and or cabinets are in acceptable condition.
Lights
Functional Components and Conditions
12.4 - The lights are functional.
Smoke Detector
Functional Components and Conditions

12.5 - The smoke detector is functional, but should be checked periodically.

Informational Conditions

12.6 - The smoke detector is part of the security system and could not be inspected. These alarms should be shown to be functional through the security company.

Carbon Monoxide Detector

Other Conditions and or Repairs

12.7 - There is no carbon monoxide detector, which is mandated in this jurisdiction and should be installed.

Section 13.0 -

Main Stairs

Floor Treads & Risers

Informational Conditions

13.1 - The floor treads and risers are functional.

Walls & Ceiling

Informational Conditions

13.2 - The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

13.3 - If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

13.4 - The handrails and or guardrails are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

13.5 - The windows are functional.

Lights

Functional Components and Conditions

13.6 - The lights are functional.

Section 14.0 -

Laundry Room

Doors

Informational Conditions

14.1 - The doors are functional.

Flooring

Informational Conditions

14.2 - The floor has no significant defects.

14.3 - Due to the machines being in place, the walls were not fully visible, and could not be fully inspected.

Walls & Ceiling

Functional Components and Conditions

14.4 - The walls and ceiling are in acceptable condition.

Informational Conditions

14.5 - Due to the machines being in place, the walls were not fully visible, and could not be fully inspected.

Exhaust Fan

Other Conditions and or Repairs

14.6 - There is no exhaust fan, louvered doors, or window, which would typically be required by building standards, and which you may want to install for better ventilation of the room.

Valves & Connectors

Functional Components and Conditions

14.7 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Informational Conditions

14.8 - The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason, we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

14.9 - Due to the machines being in place, the valves and connections are not fully visible, and could not be fully inspected.

Other Conditions and or Repairs

14.10 - Rust and or corrosion was noted on the hose faucet hook-ups for the washer, which should be serviced.

Trap & Drain

Informational Conditions

14.11 - The stand pipe and trap are inside the wall and therefore not visible.

14.12 - Due to the machines being in place, the drain pipe and trap are not visible, and could not be inspected.

Gas Valve & Connector

Informational Conditions

14.13 - The gas line is capped off and could not be tested.

220 Volt Receptacle

Informational Conditions

14.14 - The 220 volt outlet was functional.

Dryer Vent

Informational Conditions

14.15 - The dryer vent is functional and ducted to the exterior of the building.

Lights

Other Conditions and or Repairs

14.16 - The light fixture is improperly wired using a lamp cord wire, which is run to a wall outlet. Further evaluation and repair by a licensed electrician is advised.

Outlets

Informational Conditions

14.17 - The outlets that were tested are functional.

Smoke Detector

Informational Conditions

14.18 - The combination carbon monoxide and smoke detector is functional, but should be checked periodically.

Section 15.0 -

Double-Car Garage

Slab Floor

Functional Components and Conditions

15.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Other Conditions and or Repairs

15.2 - The garage is too full to permit a clear view of the slab and garage. Further evaluation when fully visible and before the close of escrow is advised.

Walls & Ceiling

Informational Conditions

15.3 - The walls and ceiling are sheathed and in acceptable condition.

Other Conditions and or Repairs

15.4 - Excessive storage and personal items in the garage limited the inspection. Further evaluation when the garage is fully visible and before the close of escrow is advised.

15.5 - There is cosmetic damage and or patching to the walls and or ceiling in the garage, which you should question the sellers about.








Ventilation Ports

Functional Components and Conditions

15.6 - The ventilation ports are functional.

Other Conditions and or Repairs

15.7 - One or more of the ventilation ports in the wall have been blocked or covered. If they are not uncovered, vehicle engines and combustion appliances could produce noxious bi-products, including deadly, carbon monoxide.

Firewall Separation

Functional Components and Conditions

15.8 - The firewall separating the garage from the residence is functional.

Other Conditions and or Repairs

15.9 - The voids, holes, and or damaged areas in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.

Entry Door Into the House

Functional Components and Conditions

15.10 - The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Side Door

Functional Components and Conditions

15.11 - The side door is functional.

Garage Door & Hardware

Functional Components and Conditions

15.12 - The garage door and its hardware are functional.

Other Conditions and or Repairs

15.13 - There are one or more panels of the roll-up garage door that are bent, cracked, and or damaged. Proper repairs are recommended by a licensed garage door specialty contractor.

15.14 - The weather stripping is damaged and or missing on the bottom of the door, which should be repaired or replaced.

Automatic Opener

Functional Components and Conditions

15.15 - The garage door opener is functional, and is equipped with both functional infrared and tension reverse mechanisms.

Other Conditions and or Repairs

15.16 - The infra red auto-reversing sensor mechanism is functional, but located higher than the recommend six inches above grade.

Lights

Functional Components and Conditions

15.17 - The lights are functional, and do not need service at this time.

Other Conditions and or Repairs

15.18 - One or more lights do not respond and should be serviced.

15.19 - Shop lights were added that are not permanently wired. Further evaluation and repair by a licensed electrician is advised.

Outlets

Functional Components and Conditions

15.20 - The outlets that were tested are functional, and include ground-fault protection.

Other Conditions and or Repairs

15.21 - The 220 volt outlet in the garage is not functional (The circuit breaker was turned off in the main panel). Further evaluation and repair by a licensed electrician is advised.

15.22 - One or more of the outlets that were tested are functional, however, are not ground fault protected. Installation of ground fault protected outlets is advised by a licensed electrician.

Cabinets

Informational Conditions

15.23 - The cabinets are functional.

Section 16.0 -

Primary Attic

Attic Access Location

Informational Conditions

16.1 - The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

16.2 - We evaluated the attic by direct access, however, due to the configuration of the framing and ductwork, inspection of the attic was limited.

Framing

Informational Conditions

16.3 - The roof framing consists of a factor-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Other Conditions and or Repairs

16.4 - There are signs of possible termite activity in the attic. Further evaluation and repair by a licensed Pest Control Operator is advised.





16.5 - There is evidence that the roof has leaked in several locations, which should be reasonably explained, or the roof should be further evaluated by a licensed roofer.



Ventilation

Informational Conditions

16.6 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

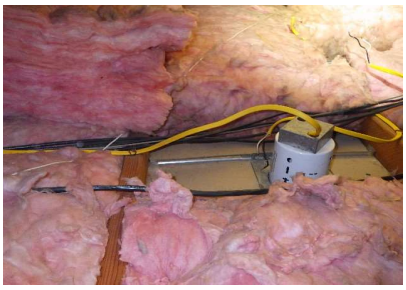
Electrical

Informational Conditions

16.7 - The electrical components that are fully visible appear to be in acceptable condition.

Other Conditions and or Repairs

16.8 - There appear to be exposed abandoned Romex wires noted in the front portion of the attic. Proper removal of the wires is advised by a licensed electrician.

Heat Vents
Informational Conditions
16.9 - The heat vents appear to be functional.
Plumbing Vents
Informational Conditions
16.10 - The drain pipe vents that are fully visible are in acceptable condition.
Exhaust Ducts
Informational Conditions
16.11 - The visible portions of the exhaust ducts are functional.
Batt Insulation
Functional Components and Conditions
16.12 - The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

Secondary Attic

Attic Access Location
Informational Conditions
16.13 - The attic can be accessed through a hatch in the garage ceiling.
Method of Evaluation
Informational Conditions
16.14 - We evaluated the attic by direct access, however, due to the configuration of the framing and ductwork, inspection of the attic was limited.
Other Conditions and or Repairs
16.15 - Personal items limited the inspection of the attic. Further evaluation when fully visible and before the close of escrow is advised.
Framing
Informational Conditions
16.16 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.
Other Conditions and or Repairs
16.17 - There is signs of possible termite activity in the attic. Further evaluation and repair by a licensed termite inspector is advised.



Ventilation

Other Conditions and or Repairs

16.18 - There are no visible ports, which is essential, and you should consult with a licensed contractor about correcting this condition.

Electrical

Informational Conditions

16.19 - The electrical components that are fully visible appear to be in acceptable condition.

Batt Insulation

Informational Conditions

16.20 - The attic floor is insulated with three-inches of foil-faced, batt, insulation. Current standards call for nine and even twelve-inches of insulation, and you may wish to consider adding more. Regardless. The foil on this material can prove to be hazardous in conjunction with electricity, and any person entering the attic to perform electrical work should be suitably cautioned.

AFFILIATIONS AND CERTIFICATIONS

Inspector
Ron Cantor

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

STANDARDS OF PRACTICE

Originally Adopted September 13, 1983
Revised November 1, 1996
Revised April 15, 1999
Revised July 12, 2003
Revised April 15, 2006

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
B. A real estate inspection report provides written documentation of material defects discovered in the inspected buildings systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be inspected:
1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

A. Items to be inspected:
1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

B. The Inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices

3. Use a ladder to inspect systems or components

SECTION 3 - Roof Covering

A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:
1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:
1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be inspected:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain- stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components

4. Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling

A. Items to be inspected:
1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The Inspector is not required to:
1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:
1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The Inspector is not required to:
1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The Inspector is not required to:
1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate or test smoke alarms or vehicle door safety devices
4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected

2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:
1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection
Device: A component designed to perform a particular task or function
Fixture: A plumbing or electrical component with a fixed position and function Function: The normal and

characteristic purpose or action of a system, component, or device
Functional Drainage: The ability to empty a plumbing fixture in a reasonable time
Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously
Inspect: Refer to Part I, “Definition and Scope”, Paragraph A
Inspector: One who performs a real estate inspection
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued Primary Building: A building that an Inspector has agreed to inspect
Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Real Estate Inspection: Refer to Part I, “Definitions and Scope”, Paragraph A
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

REPORT CONCLUSION

11683 Via Ranch San Diego, El Cajon, CA 92019

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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