



INSPECTRITE LLC
PREMIER INSPECTION SERVICES

InspectRite
PO Box 270344
San Diego, CA
92198-2344
Office and Fax 866.994.0505
Info@inspectrite.com
www.inspectrite.com

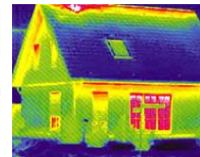
SUBJECT PROPERTY:
1511 Promontory Ridge Way, Vista, CA 92081



PREPARED FOR:
Jacqueline Guerrero

INSPECTION DATE:
07/28/2026

INSPECTOR:
Tim McGinn, CCI
Cell: 858.997.5310
Email: tim@InspectRite.com



InspectRite

info@inspectrite.com

www.inspectrite.com

Providing assurance and confidence in the transfer of real property.

SUMMARY REPORT

This is only part of the report, there are important observations and recommendations present in the body of the report. For a full understanding of this buildings condition, you must read the entire report. Deficient items or concerns affecting the use of the property were found during the course of the inspection that warrant correction and/or further evaluation. For your convenience, the more significant items are listed below in brief.

BUILDING EXTERIOR

EXTERIOR WOOD

4.7 Damaged Wood:

Further Evaluation - Damage/Deterioration was noted. We recommend further evaluation from a licensed pest inspection company. If a pest inspection has already been performed than refer to that report for additional information regarding damage to wood members. Condition was observed at: Eaves on right side.

ROOF COVERING

ROOF COVERING

7.4 Older Roof:

Marginal - The roof covering is at or near the end of its useful life. Signs of advanced aging were observed with the roofing material and/or paper underlayment. We recommend budgeting for a new roof covering.

7.5 Tile Roof Damage:

Repair - Slipped or displaced tiles were observed. This condition allows rain water and/or UV light to infiltrate under the roof covering, which over time can prematurely erode/damage the roof underlayment. Any opening in the roof covering is considered an active leak. Corrections are needed to ensure adequate weather protection.

VISIBLE FLASHING

7.8 Improper Flashing:

Marginal - Secondary metal flashings around vent penetrations were not installed. Instead, mortar was packed around penetrations. Though this method of flashing was a common practice among roofing contractors until the late 1980's, it is not recommended because it lacks durability, obstructs drainage, and is prone to leaking.

PLUMBING

WATER SUPPLY SYSTEM

10.5 Plastic Water Pipes:

Further Evaluation - PB plastic pipes were identified. Polybutylene (PB) plastic plumbing was installed in many buildings in So. California during the mid to late 1980's. It is known to be less reliable than copper plumbing. We recommend further evaluation and correction as needed at this time by a licensed plumbing contractor.

ELECTRICAL

OUTLETS

13.14 GFCI's Not Installed:

Safety - GFCI safety device(s) were not installed at required locations at the time the structure was built/renovated. These included the following locations: kitchen.

ALARMS

13.22 CO Detector(s):

Safety - Carbon monoxide detector(s) were not observed / not installed. CO detectors are required when gas

burning appliances are present, or a fireplace, or the dwelling has direct access from a garage. CO detectors should be placed in the immediate vicinity outside of sleeping areas, on each floor level. Detectors are also required in bedrooms with fireplaces.

INTERIOR COMPONENTS

GLAZING

14.7 Glazing:

Further Evaluation - Abnormal or damaged factory tinting was observed and/or fogged windows noted. Dual glazing will "fog" if the seal has failed. The tinting is on the inside of the dual glazing, and therefore can not be removed or repaired. Not all defective glazing may be readily apparent due to lighting and weather conditions, or from dust/dirt on the glazing. Further evaluation of all glazing is recommended by a window replacement contractor. Noted in multiple locations to include kitchen, living room, powder room, master bath.

MISCELLANEOUS FEATURES

14.14 Ceiling Fan(s):

Repair - Not operational. Noted in master bedroom.

KITCHEN

KITCHEN APPLIANCES & FEATURES

15.6 Range hood:

Repair - Not functional. The appliance did not respond to user controls.

15.8 Oven(s):

Repair - Lower oven door doesn't fully close. Recommend repair.

15.11 Sink Drain Plumbing:

Repair - Deterioration/Corrosion noted to the drain line and/or wet trap under the sink. Replacement recommended.

Introduction

The purpose of the inspection is to assess the general condition of the property. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client is therefore advised to inspect and evaluate such items personally.

For additional information regarding the scope of the inspection, please refer to the **Inspection Guidelines** section of the report as well as your **Inspection Agreement**.

For a list of the more significant items found during the inspection, please refer to the **Summary Report**.

Thank you for choosing **InspectRite**. We hope the information contained in the report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

Report Index

PROPERTY & INSPECTION INFORMATION	5
HOW TO READ THIS REPORT	6
GROUNDS	7
BUILDING EXTERIOR	10
CHIMNEYS & FIREPLACES	12
FOUNDATION & STRUCTURE	13
ROOF COVERING	14
ATTIC	16
GARAGE	18
PLUMBING	19
WATER HEATER	22
HEATING & COOLING	23
ELECTRICAL	25
INTERIOR COMPONENTS	28
KITCHEN	30
LAUNDRY	32
BATHROOMS	33
CLOSING REMARKS	36
ENERGY SAVINGS	36
INSPECTION GUIDELINES	37

The **STANDARDS OF PRACTICE** of the California Real Estate Inspection Association (CREIA) are available upon request or may be viewed at www.creia.org

PROPERTY & INSPECTION INFORMATION

This report has been prepared for the benefit of the client. It is intended to report on the serviceability of the major systems and components of the property from a limited visual inspection. The inspection report is NOT intended to reveal minor defects. It should be used as a general guide to better help the client evaluate the overall condition and desirability of the property. The inspection and report does not imply that every component was inspected or that every possible defect was uncovered. Further, the inspection report is not a substitute for the required disclosures as described by California State Civil Code Section 1102. Patent defects are the responsibility of the seller to disclose.

Please read the entire report carefully. If you have questions or would like further explanation, please call **InspectRite** at **866.994.0505**. For your convenience, a list of service companies and contractors in your area is available within our website at www.inspectrite.com. You may also find useful a section on Repair and Replacement Cost Estimates for a variety of systems and components.

PROPERTY INFORMATION

- | | |
|-------------------------------|--|
| 1.1 Client(s): | Jacqueline Guerrero. |
| 1.2 Property Address: | 1511 Promontory Ridge Way, Vista, CA 92081. |
| 1.3 Building Type: | Single-family home, 2 stories. |
| 1.4 Building Age: | 1990 year built. |
| 1.5 Approximate Size: | 1386 sf. See appraisal or legal description for precise estimate of size. |
| 1.6 Utilities: | Public. Utilities were turned on. Utilities have been identified as a courtesy only. Actual utility type should be verified by the owner or from public records. |
| 1.7 Current Occupancy: | Vacant, Partial furnishings present. |

INSPECTION DETAILS

- | | |
|------------------------------------|--|
| 1.8 Inspector: | Tim McGinn, CREIA Certified Inspector. |
| 1.9 Date of Inspection: | 07/28/2026. |
| 1.10 Time Arrived: | 6:30am. |
| 1.11 Time Departed: | 8:00am. |
| 1.12 Weather: | Overcast, Dry. |
| 1.13 Present at Inspection: | No one. |

A verbal consultation of our findings is a part of our inspection service. When client(s) are not present, we recommend that they contact our office after reading this report for consultation in order to answer any questions about our findings.

1.14 Directions: The terms 'front,' 'rear,' 'left,' and 'right' are used in reference to the property as viewed from outside the entry door.

PERMITS

1.15 Systems Replaced/Altered: Replacement water heater, Replacement furnace, Replacement a/c condenser.

1.16 Building Additions/Modifications: None known to the inspector.

Permit Verification: Be aware that permit investigation is not within the scope of the inspection. We recommend checking with the local building department for permit information when room additions/modifications may be present, as well as when modifications to plumbing, electrical, and heating/cooling systems are apparent.

Repair Notes: It is recommended that a buyer obtain all relevant documentation and receipts regarding the scope of repairs performed as well as any transferable warranties.

NOTATIONS / COMMENTS

1.17 Inspection Service: **Advisory** - Our report is not a punch list, we provide a generalist report on the material items of concern. A punch list is better done by a contractor or management company who know the specific items that the client / purchaser would like to see improved taking into consideration the budget that is available.

Advisory - We do not provide "cost to cure" or "ball park" estimates for the same reasons noted above... a useful estimate requires knowledge of the clients goals, the final finished product and the clients budget. Without this specific information, the estimates are just wild guesses without focus or validity.

1.18 Seller's Disclosure(s): None provided to inspector.

1.19 Seller: The owners' desire to obtain an inspection is in conjunction with the intent to sell the property. Prospective buyers of the property are advised to obtain a separate inspection during the escrow period. **InspectRite will not be held responsible for any deficiencies that are not reported in performing the inspection. InspectRite in no way becomes a guarantor of the condition of the property.**

HOW TO READ THIS REPORT

2.1 Basic Limitations:

The inspection does not include features and systems that are not attached to the building. Also excluded are auxiliary buildings, pools, spas, or septic systems, unless mentioned otherwise. Termites, dry rot and other pest activity are also beyond the scope of this report. Reporting of possible lead paint, asbestos, toxic wastes, indoor pollutants, or any type of environmental concern is outside the scope of this report. Terms and conditions crucial to the understanding of the inspection limitations and scope of our work are contained in your **Inspection Agreement** separate from this report. Additional information is also provided under the section **Inspection Guidelines** at the end of this report.

2.2 Organization & Word Definitions:

This report is organized by individual sections pertaining to specific construction systems/components. Within each section there is first a description of the components inspected followed by observations or a statement of its condition. Items that appear to need attention, repair, or are beyond their expected service life are identified by the inspector. The following definitions may be helpful in understanding the condition of such items. Any recommendation by the inspector suggests corrective action or further evaluation. Repair or further evaluation should be undertaken by an

appropriately qualified tradesman, licensed contractor, or engineer. The client should always seek additional information until he/she is satisfied that the condition is sufficiently understood.

Functional - No material defect was observed. In the opinion of the inspector, the component is capable of being used for its intended purpose without the need for immediate repair or replacement. Some functional components may be aged or worn from time and usage.

Advisory - A word of caution, attention, or instruction.

Upgrade - Appears to be functioning as intended, but would benefit from improvement or replacement.

Maintenance - Needs regular maintenance or routine repairs.

Marginal - Has limited remaining useful life or limited performance.

Repair - Not performing as intended, or has missing parts, or was unable to be safely used/tested, defective or requiring repair or replacement. Any item reported as needing repair should be considered a material defect.

Safety - Poses a health or safety risk.

Further Evaluation - Due to complexity, unusual appearance, restricted access or the need to better assess the condition, further evaluation should be taken.

GROUNDS

General Notes: 1) Detached exterior features are inspected as a courtesy only. These typically include hardscape features such as driveways, sidewalks, decks, patios, patio coverings, retaining walls, as well as property line fences in close proximity to the building. 2) Cracks in concrete less than 1/8 inch are considered common cracks, often attributed to shrinkage, expansion and contraction, or minor soil movement. 3) Testing irrigations is not part of the inspection unless otherwise noted.

Grading & Drainage Notes: 1) The soil grade should be maintained at least 6 inches below the top of the foundation and any wood products. This helps to prevent moisture damage and termite infestation. 2) Directing drainage away from the foundation is extremely important. Many problems associated with the foundation are often a result of improper or poor drainage. Grading should always slope away from the foundation for good drainage. 3) Gutters & downspouts are strongly recommended for flat graded sites to help keep roof runoff away from the foundation.

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

DISCLAIMER

3.1 Detached Features:

Be aware that detached features described below are noted as a courtesy only. Paving, retaining walls, fencing, detached structures including decks, coverings and auxiliary buildings are beyond the scope of our inspection. Only exterior items directly affecting or attached to the building, such as exterior grading, drainage, porches and attached structures are included as part of scope of work.

SITE GRADING

3.2 Site Grading:

Flat building pad, constructed on sloping surrounding terrain.

3.3 Slope(s):

Advisory - Our knowledge of geological conditions is general and is not a substitute for a geologic report. Hillside areas have a potential to slide and visual signs of instability may not be present or evident to a generalist. We recommend obtaining hazard disclosures from the seller. You may also wish to have further evaluation by a geotechnical engineer.

3.4 Exterior Grade at Foundation:



Marginal - The finished grade level of exterior flatwork was too high against the building. Flatwork was in contact with siding material. Ideally, the exterior flatwork should be held at least 2" below the bottom edge of the siding to help protect the siding and structure against moisture damage and termite infestation. Condition was observed at: right rear.

DRAINAGE

3.5 Drainage Features:

Surface drainage.

3.6 Condition:

Functional -

3.7 Trapped Areas:



Advisory - Surface drainage was trapped or blocked at one or more areas. Surface runoff was directed into drain inlets of the subsurface drainage system. Consequently, adequate site drainage was dependent on subsurface drains. It is essential that the subsurface drainage system is functional for adequate site drainage. Recommend verifying that the underground drainage system is functional, and recommend flushing drains annually. Condition was observed at: front and rear.

PAVING & FLATWORK

3.8 Driveway Material:

Concrete.

3.9 Walking Surfaces Material:

Concrete with accent materials.

3.10 Condition:

Functional - with routine or maintenance items as noted below.

3.11 Maintenance:



Maintenance - Cracks and gaps in paving should be sealed/repaired to stop water infiltration, which can help prevent further damage.

3.12 Trip Hazards:



Advisory - Smooth tiled surfaces were present. Be aware that exterior tiled surfaces can become slippery when wet.

RETAINING WALL(S)

3.13 Material/Type:



Not inspected. Retaining wall(s) was less than 3' tall, and consequently, are considered a minor landscaping feature.

FENCES/WALLS/GATES

3.14 Material/Type: Wood, Metal tubing.

3.15 Condition: Functional -

LANDSCAPING

3.16 Landscaping: Landscaping and landscape features were not inspected. Any comments made are strictly done as a courtesy only.

3.17 Irrigation System: Not Inspected. Comments made are a courtesy.

BUILDING EXTERIOR

Building Exterior Notes: 1) The exterior soil grade should be maintained at least 6 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be judged. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting, is needed to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a licensed pest inspection company is needed to report on such damage and is strongly recommended.

BUILDING EXTERIOR

4.1 Exterior Wall Insulation: Presumed 3-1/2", or thickness of wall cavity, fiberglass (minimum R11) for dwellings 1973 and newer.

4.2 Soil Stability Indicator: There was no significant distress to the exterior walls that would suggest there has been undue movement / settlement with the foundation or structure.

SIDING SYSTEM

4.3 Material/Type: Stucco.

4.4 Life Expectancy: The life expectancy of stucco siding, in a mild climate zone, is 50-60 years. This is based on the capability of the flashing paper behind the stucco to remain intact and repel moisture.

4.5 Condition: Functional -

EXTERIOR WOOD

4.6 Exterior Wood: Present, Eaves, Door surrounds.

4.7 Damaged Wood:



Further Evaluation - Damage/Deterioration was noted. We recommend further evaluation from a licensed pest inspection company. If a pest inspection has already been performed than refer to that report for additional information regarding damage to wood members. Condition was observed at: Eaves on right side.

GUTTERS & DOWNSPOUTS

4.8 Material/Type: Metal, Full perimeter.

4.9 Condition: Functional -

CHIMNEYS & FIREPLACES

Fireplace Notes: 1) The chimney flue is normally not fully visible for inspection. Fireplace boxes were checked for normal operation and general state of repair. Our inspection is limited to the readily visible portions only and we do not light the gas or start a fire. 2) All fireplaces should be cleaned and inspected on a regular basis to insure safe operation.

CHIMNEY(S) / FIREPLACE(S)

- 5.1 Type:** Prefabricated metal firebox and flue.
- 5.2 Life Expectancy:** The expected service life of a prefabricated flue and fireplace is 30 years when used regularly.
- 5.3 Fireplace Features:** Damper(s), Gas plumbing. A clamp was not installed to hold the damper(s) in the open or partially open position. A damper clamp is required when gas plumbing is installed in the fireplace. Permanently installed spark screen(s), Glass doors, A spark arrestor and rain cap are installed at the top of the chimney(s).

CHIMNEY / FIREPLACE - 1

5.4 Location:



Living room.

- 5.5 Fireplace, General:** **Further Evaluation** - Based on the age of this chimney/ fireplace there may be hidden defects. We recommend further evaluation from a licensed specialist prior to use.

5.6 Fireplace Maintenance:



Upgrade - A clamp was not installed to hold the damper(s) in the open position. A damper clamp is required when gas plumbing is installed in the fireplace.

FOUNDATION & STRUCTURE

Foundation Notes: 1) Footings and floor slabs are commonly not visible for inspection. The inspection is limited to only the visible portions of the foundation system. 2) Distressed foundations will typically affect other components, such as floor slabs or floor framing, floor finishes, walls, and wall openings for doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the foundation. 3) All concrete or masonry experiences some degree of cracking due to shrinkage and normal settlement. Cracks less than 1/8" wide are considered within normal tolerances. 4) Exterior grading should allow for surface water to drain away from the foundation. Adequate site drainage is essential for the long-term stability of the foundation. 5) Soil stability and geological hazards are beyond the scope of the inspection.

Structure Notes: 1) Structural framing is often inaccessible or hidden behind finish materials. Concealed areas are excluded from our inspection. 2) Deficiencies in the framing will typically effect other components, such as wall finishes and the operation of doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the structural framing. 3) Inspection of the framing does not imply that the structure has the capability to withstand lateral loads from strong winds or earthquakes.

FOUNDATION

- | | |
|-----------------------------|--|
| 6.1 Foundation Type: | Perimeter concrete footings, Slab on-grade construction. |
| 6.2 Limited Viewing: | Visible areas were limited to exposed areas of the perimeter stem walls. |

PERIMETER WALLS

- | | |
|-----------------------|--|
| 6.3 Condition: | Functional - The visible areas of the foundation showed no sign of unusual cracking or movement. |
|-----------------------|--|

INTERIOR SLAB

- | | |
|-----------------------|--|
| 6.4 Condition: | Functional - The floor slab was not visible due to floor coverings. Determining the condition of the floor slab was limited. |
|-----------------------|--|

ANCHORING / BRACING

6.5 Foundation Anchors: Not visible due to wall finishes.

FLOOR & WALL FRAMING

6.6 Main Structure Type: Wood.

6.7 Condition: Functional - Framing was not visible or limited areas visible due to wall and/or floor coverings. Determining the condition of the structure was limited.

ROOF FRAMING

6.8 Type/Material:



Prefabricated light wood trusses and conventional wood framing.

6.9 Condition: Functional - Limited areas visible. Determining the condition of the roof framing was limited to areas that were exposed for direct inspection.

ROOF COVERING

Roofing Notes: 1) Some areas of the roof may not be visible or accessible due to height, slope, weather conditions or type of material. 2) Roof coverings are inspected for general state of repair. The inspection does not offer an opinion on whether or not the roof leaks, or will remain free of leaks. We do not verify that the materials are installed according to manufacturer's specifications. If you want to obtain a roof certification, you should consult with a licensed roofing contractor. 3) Water stains are an indication of water intrusion at some time. All stains should be investigated by a roofing contractor and repaired as necessary. 4) Nearly all roofs should be inspected and maintained periodically.

ROOF COVERING

7.1 Material/Type: Concrete tiles.

7.2 Age: Appeared to be original roof covering(s).

7.3 How Inspected:



We were not able to inspect all areas of the roof or inspect areas close up because due to height restrictions. We used a drone to view the upper sections of the roof. This method allows us to see areas that would not be visible from a ladder or the ground. Nevertheless, this is a limited evaluation, and is not a substitute for walking the roof and inspecting the roof close.

7.4 Older Roof:

Marginal - The roof covering is at or near the end of its useful life. Signs of advanced aging were observed with the roofing material and/or paper underlayment. We recommend budgeting for a new roof covering.

7.5 Tile Roof Damage:



Repair - Slipped or displaced tiles were observed. This condition allows rain water and/or UV light to infiltrate under the roof covering, which over time can prematurely erode/damage the roof underlayment. Any opening in the roof covering is considered an active leak. Corrections are needed to ensure adequate weather protection.

VISIBLE FLASHING

7.6 Visible Flashings: Mortar.

7.7 Roof Penetrations: We observed the following roof penetrations: Plumbing vent(s), flue vent(s), and chimney(s)

7.8 Improper Flashing:



Marginal - Secondary metal flashings around vent penetrations were not installed. Instead, mortar was packed around penetrations. Though this method of flashing was a common practice among roofing contractors until the late 1980's, it is not recommended because it lacks durability, obstructs drainage, and is prone to leaking.

ATTIC

Attic Notes: 1) Often times, the inspector will not climb into the attic space. The inspector is not expected to risk injury or property damage to perform the inspection when there is no clear path or safe walkway. 2) Attic spaces should be ventilated to dissipate moisture and heat buildup beyond normal levels. 3) A minimum of 6" (R-19) for attic insulation is recommended. Thicker attic insulation is usually desirable.

ATTIC SPACE

8.1 Access: Ceiling hatch. Access location: Hall.

8.2 Viewing:



Viewing was limited to that portion of the attic that was visible from the hatch.

8.3 Roof Sheathing Type:

Oriented Strand Board.

8.4 Condition:

Functional -

ATTIC INSULATION

8.5 Material/Thickness:



Fiberglass batts, 6 inches thick (approx. R19).

8.6 Condition:

Functional - Insulation was adequate.

ATTIC VENTILATION

8.7 Type:

High vents were installed. Attic ventilation included: Eave vents and gable vent(s)

8.8 Condition:

Functional - Ventilation was adequate.

GARAGE

Garage Notes: 1) Automatic door openers can cause serious injury and even death when safety reverse devices are not installed or not operating properly. 2) Garage doors installed since 1993 are required to be equipped with both pressure sensing and motion sensing safety reverse devices. Any auto door opener not equipped with both types of safety reverses should be retrofitted or replaced. 3) The testing and operation of door opener remotes and exterior keypads are excluded from our inspection. 4) Fire rated assemblies are outside the scope of this inspection. We do not evaluate fire rated walls, only confirm that a separation wall is present. 5) Garage doors installed after July 1st, 2019 require backup batteries.

9.1 Type:



Attached 2 car garage.

GARAGE INTERIOR

9.2 Fire Wall:

A fire separation wall is constructed between the garage and living space. A self-closing fire door is installed for access to the interior.

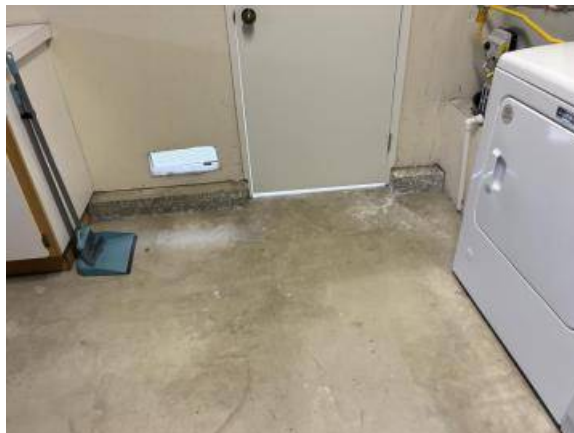
9.3 Ventilation Type:

Screened wall vents to the exterior.

9.4 Condition:

Functional - with routine or maintenance items as noted below.

9.5 Exterior Door(s):



Maintenance - Weather-stripping was damaged, missing or not effective.

GARAGE DOOR(S)

- 9.6 Type:** Sectional type.
- 9.7 Automatic Door Opener(s):** Installed.
- 9.8 Condition:** Functional -

**GARAGE- FOUNDATION,
SLAB & FRAMING**

- 9.9 Condition:** Functional -

PLUMBING

General Plumbing Notes: 1) Inspection of the plumbing systems includes gas, water, waste, and vent piping. We test plumbing fixtures for normal use with user controls, and report on leaks, corrosion, and abnormal function. 2) Plumbing concealed behind walls or underground is excluded from inspection. 3) Fire suppression systems are not part of the inspection.

Water Supply Plumbing Notes: 1) All accessible plumbing fixtures are checked for normal water flow. 2) Between 40 psi - 80 psi is considered the normal range for water pressure. To maintain water pressure within this range, an operable pressure regulator may be needed. 2) The inspector does not test local supply line shutoff valves. These valves, if turned, may be subject to leaking. 3) Inspecting soft water systems and testing for water quality is beyond the scope of the inspection.

Wastewater Plumbing Notes: 1) Underground pipes cannot be judged. Underground waste pipes can be observed for breaks or root intrusion by means of a snaking camera by others if desired. 2) Inspection of private septic systems is beyond scope of the inspection.

Gas Plumbing Notes: 1) The condition of propane or fuel storage tanks is not part of the inspection. Recommend the utility company or the fuel supplier that is currently providing service inspect the storage tank and main supply line. 2) Gas leak detection is not part of this inspection.

WATER SUPPLY SYSTEM

- 10.1 Piping Material:** Copper pipes, PB plastic pipes, Limited areas visible.
- 10.2 Life Expectancy:** The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner.
Polybutylene pipes don't have an expected lifespan as they are a defective product.
The life expectancy of local water shutoff valves and/or plumbing connections serving sinks and/or toilets is 15-20 years.

10.3 Water Main & Shutoff:



Located inside the garage. The main shutoff valve was tested.

10.4 Water Pressure:



65 psi. A pressure regulator was installed.

10.5 Plastic Water Pipes:



Further Evaluation - PB plastic pipes were identified. Polybutylene (PB) plastic plumbing was installed in many buildings in So. California during the mid to late 1980's. It is known to be less reliable than copper plumbing. We recommend further evaluation and correction as needed at this time by a licensed plumbing contractor.

10.6 Local Water Shutoffs & Connectors:



Marginal - Corrosion was noted at local shutoff valves and/or plumbing connections serving sinks and/or toilets. Although there were no leaks at the time of inspection, replacement is recommended as preventative maintenance. Noted in master bath.

WASTEWATER SYSTEM

- 10.7 Piping Material:** ABS plastic drain pipes. Limited areas visible.
- 10.8 Life Expectancy:** The life expectancy of ABS plastic waste piping exceeds the life of the structure.
- 10.9 Cleanout Locations:** Garage, Exterior.
- 10.10 Condition:** Functional -

GAS SUPPLY SYSTEM

10.11 Main Gas Entrance:



Gas meter located at exterior left side.

- 10.12 Gas Supply System:** Public utility gas meter. Interior gas lines were not fully visible. Gas lines are rigid iron pipe. The life expectancy of the gas piping is for the life of the structure.
- 10.13 Condition:** Functional - with routine or maintenance items as noted below.
- 10.14 Gas Main Service:** **Maintenance** - The meter is touching / very close to sidewalk. This can cause rust at the base of the meter and may lead to gas leaks. The utility company should be contacted for maintenance because this equipment belongs to them.

10.15 Corrosion Issues: **Maintenance** - Corrosion was noted on iron gas pipe(s). Routine maintenance is needed. A rust inhibitor should be applied to prevent further deterioration. Condition was observed at or near gas meter.

FIRE SPRINKLERS

10.16 Fire Sprinklers: Not installed.

WATER HEATER

Water Heater Notes: 1) The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. 2) Solar heating systems and recirculation pumps are not part of the inspection.

WATER HEATING SYSTEM

11.1 Type: Gas, Natural draft venting.

11.2 Life Expectancy: The expected life of a domestic gas water heater is approximately 10-12 years.

WATER HEATER - 1

11.3 Location:



Garage.

11.4 Capacity: 40 gallons.

11.5 Age: 2024 Dated by manufacturer's specifications tag.

11.6 Enclosure: Open location, free combustion air supply.

11.7 Seismic Straps: Installed.

11.8 Thermal Expansion Tank: Installed.

11.9 Condition: Functional - The system operated normally and was within its designed service life.

HEATING & COOLING

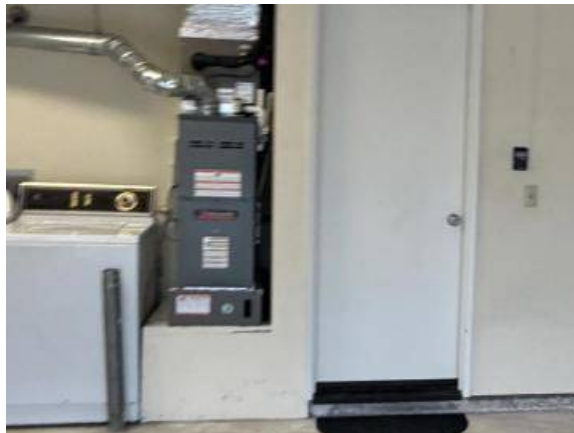
Heating & Cooling Notes: 1) The heating/cooling system is turned on as part of the inspection unless otherwise noted. 2) A visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Evaluation of the heat exchanger is expressly excluded. 3) Evaluating the adequacy, efficiency, or even distribution of air throughout the home/building is not part of the inspection. 4) Thermostats are not checked for calibration or programmable features. 5) As of January 1, 2020 R22 refrigerant has been banned and is phasing out. If your system contains R22 it will likely need to be upgraded in the near future.

HEATING SYSTEM

- 12.1 Type:** Gas, Forced air.
- 12.2 Life Expectancy:** The life expectancy of a gas forced air furnace in a mild climate zone, such as most of Southern California, is 20-25 years.
- 12.3 Service Requirements:** Routine service of gas furnaces is recommended every 3 years in a mild climate zone. Routine service is important for the safe operation of the appliance. Replacing return air filters is recommended annually.

HEATING UNIT - 1

12.4 Location (Zone):



Garage.

12.5 Capacity: 60,000 BTU's.

12.6 Age:



2012 Dated by manufacturer's specifications tag.

- 12.7 Thermostat Location:** Living room.
- 12.8 Filter Location:** Inside the unit.
- 12.9 Enclosure(s):** Open location, free combustion air supply.
- 12.10 Condition:** Functional - The system operated normally and was within its designed service life.

COOLING SYSTEM

- 12.11 Type:** Central air conditioning. Electric, split system with an interior evaporator and exterior condenser.
- 12.12 Life Expectancy:** The life expectancy of this type of central air conditioning system under normal usage is 12-15 years. The exterior compressor/condenser is typically the first major component to fail. The interior evaporator may last twice as long.

COOLING UNIT - 1

- 12.13 Location (Zone):**



Air handler and evaporator located in the garage; compressor/condenser located at the exterior.

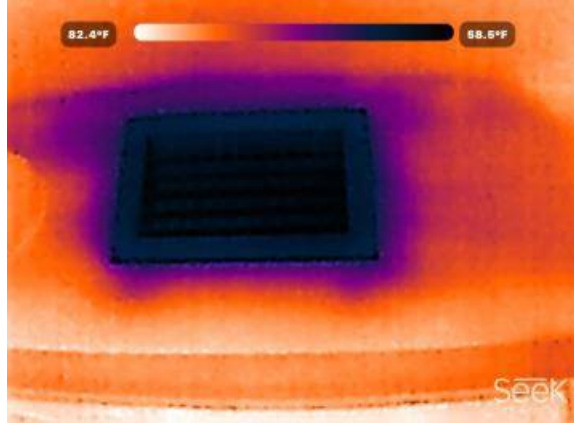
- 12.14 Capacity:**



36,000 BTU's (3 tons)

- 12.15 Age:** 2023 Dated by manufacturer's specifications tag.

12.16 A/C Tempt. Drop:



+15 degrees F. Satisfactory.

12.17 Condition:

Functional - The system operated normally and was within its designed service life.

AIR DUCTS / DISTRIBUTION

12.18 Air Distribution:

Insulated ducts connected to room registers.

12.19 Condition:

Functional -

ELECTRICAL

Electrical Notes: 1) We remove dead front covers from electrical panels to inspect the wiring inside the panels when it is safe to do so and when this will not interrupt occupants. 2) We inspect for unsafe wiring conditions and operate a fair sampling of accessible outlets and light switches. Furnishing will often prevent testing of some outlets. 3) Landscape lights, lights on timers or sensors, security systems, TV, phone, speaker systems, and other low voltage wiring are not part of the inspection. 4) GFCI is a safety device used for outlets located near water to protect against a serious electrical shock. 5) Aluminum conductors require periodic maintenance. 6) New building practice requires 36" between the main panel and gas meter. This should be verified by a licensed professional. 7) Car chargers, battery storage and panel performance are not part of this inspection.

Electrical Repair Notes: All electrical infractions should be considered a safety concern and should be corrected. Electrical repairs should be undertaken by a licensed electrician.

ELECTRIC SERVICE

13.1 Service Type:

Single Phase, 120/240 Volt. Underground.

13.2 Condition:

Functional -

ELECTRIC PANEL(S)

13.3 Overload Protection:

Circuit breakers. The reliable service life of circuit breakers is 40-50 years.

13.4 Main Panel:



Located at the exterior left. Capacity - 100 Amp. 120 Volt and 240 Volt branch circuits were installed.

MAIN PANEL

13.5 Condition: Functional -

GROUNDING

13.6 Building Ground: Foundation rebar near main service panel. The grounding clamp was not visible.

13.7 Circuit Grounding: Grounded outlets were installed throughout.

13.8 Bonding: **Advisory** - Bonding for the gas piping system was not found and likely is not present. San Diego County until recently did not require bonding of the gas piping to the electrical panel. The connection to the gas meter and underground metal piping was considered a sufficient independent grounding system. This is now considered outdated. A bonding connection near the meter to the main electrical panel is now deemed necessary to prevent potential stray current/voltage on the metal plumbing components. You may wish to have an electrician provide bonding and grounding for the gas piping.

WIRING

13.9 Type: Copper conductors on all branch circuits. The life expectancy of copper wiring is for the life of the structure.

13.10 Interior:



Marginal - An extension cord is being used for permanent wiring. Extension cords are designed for temporary use only. Cords should not be used to replace wiring or installed through a wall or floor, and should never be concealed behind construction materials. Noted in kitchen under sink.

OUTLETS

- 13.11 Limited Testing:** Limited outlets were accessible due to furnishings.
- 13.12 GFCI Protection:** The current electrical code requires GFCI protection for outlets next to surfaces that may be wet. These locations include the exterior, garages, bathrooms, kitchen, laundry sinks, & wet bars.
- 13.13 GFCI Observed Locations:** Exterior, Garage, Bathrooms.
- 13.14 GFCI's Not Installed:**



Safety - GFCI safety device(s) were not installed at required locations at the time the structure was built/renovated. These included the following locations: kitchen.

- 13.15 GFCI - Associated Concerns:** **Advisory** - GFCI outlets may be redundant. It appears that installed GFCI's are on an already protected circuit. Noted in bathrooms.

LIGHTS

- 13.16 Condition:** Functional - with routine or maintenance items as noted below.
- 13.17 Lights Not Working:**



Maintenance - Light(s) were not working or missing bulb(s). Recommend installing new light bulb(s) to test if the light fixture(s) are working. Noted at exterior and garage.

ALARMS

- 13.18 Testing:** Smoke detector(s) were activated by pushing the test button.
- 13.19 Smoke Alarm Location(s):** 2nd floor, Inside bedroom(s), and Outside bedroom(s)
- 13.20 CO Alarm Location(s):** Not observed.
- 13.21 Smoke Detector(s):** **Upgrade** - Smoke detectors were not installed at all required locations. 1st floor level.
- 13.22 CO Detector(s):** **Safety** - Carbon monoxide detector(s) were not observed / not installed. CO detectors are required when gas burning appliances are present, or a fireplace, or the dwelling has direct access from a garage. CO detectors should be placed in the immediate vicinity outside of sleeping areas, on each floor level. Detectors are also required in bedrooms with fireplaces.

INTERIOR COMPONENTS

Interior Notes: 1) Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be expected and will normally not effect the integrity of the structure. 2) As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. 3) We do not operate or evaluate window/door treatments. Blinds and shutters and not inspected. 4) Double pane glazing is checked for "fogging". Lighting and weather conditions, as well as dust/dirt on glazing, may prevent detection of fogged glazing. Occupants' furnishings may prevent the testing of some windows. 5) Occupants' furnishings may restrict viewing of interior components. The client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection. 6) Testing central vacuum systems is not part of the inspection unless otherwise noted.

Water Intrusion Notes: 1) The interior space is inspected for evidence of water intrusion and leaks, however recent paint may conceal visual signs of moisture. Finish surfaces are tested for elevated levels of moisture only when there is visual evidence to suggest that moisture may be present. 2) All stains should be investigated until the client is satisfied that the condition is sufficiently understood. 3) Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material.

MOISTURE INTRUSION

- 14.1 Water Stains/Leaks:** No water stains were found at the interior. Signs of moisture/water infiltration were not found from inspection of interior components.

FINISH SURFACES

- 14.2 Wear & Tear:** Finish surfaces are not inspected for cosmetic conditions or normal wear and tear.
- 14.3 Recently Painted:** Wall and/or ceiling surfaces appeared to have been recently painted. Noteworthy conditions, such as water stains, that may have been present prior to painting would no longer be visible.
- 14.4 Condition:** Functional - with routine or maintenance items as noted below.
- 14.5 Distress Symptoms:** There was no significant distress observed to interior finish surfaces, such as unusual cracks or out-of-level floors, that would suggest there has been undue movement / settlement with the foundation or structure.

14.6 Flooring:

Maintenance - Floor squeaks were noted. Additional fasteners (wood screws) through the plywood subflooring into the floor framing will typically quiet floor squeaks. This can be accomplished with the carpeting pulled back/removed.

GLAZING

14.7 Glazing:

Double pane glass. Safety tempered glass is installed at required locations, such as glazing in door panels and at windows where there is a high risk for damage.

Further Evaluation - Abnormal or damaged factory tinting was observed and/or fogged windows noted. Dual glazing will "fog" if the seal has failed. The tinting is on the inside of the dual glazing, and therefore can not be removed or repaired. Not all defective glazing may be readily apparent due to lighting and weather conditions, or from dust/dirt on the glazing. Further evaluation of all glazing is recommended by a window replacement contractor. Noted in multiple locations to include kitchen, living room, powder room, master bath.

WINDOWS

14.8 Sampling:

A sampling of windows are tested for normal operation and general state of repair.

14.9 Condition:

Functional -

DOORS

14.10 Condition:

Functional - with routine or maintenance items as noted below.

14.11 Interior Door(s):

Maintenance - Door(s) did not open and close properly. Door(s) did not latch. Door strike hardware needs adjustment. Noted at right front bedroom.

Maintenance - Door(s) did not open and close properly. Alignment issues present. Noted at master bedroom.

STAIRS / RAILINGS

14.12 Condition:



14.13 Guardrails:

Safety - Openings in railings were wider than 4". The current requirement is for openings to be no wider than 4". Wide openings are a safety issue for young children and pets.

MISCELLANEOUS FEATURES

14.14 Ceiling Fan(s): **Repair** - Not operational. Noted in master bedroom.

KITCHEN

Kitchen Notes: 1) Plumbing fixtures are checked for leaks and normal operation. 2) Permanently installed appliances are tested for normal operation. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 3) Microwave ovens are tested for heating function only. Testing for uniform heating, leakage, and various settings is not part of our inspection. 4) The inspection does not include testing refrigerators and portable appliances, the self-cleaning operation of ovens, clocks, timers, thermostats, etc., and the effectiveness of built-in appliances. 5) Water softening and filtering devices are beyond the scope of the inspection.

KITCHEN APPLIANCES & FEATURES

15.1 Finish Surfaces:



Countertop and cabinet finish surfaces were in good condition.

15.2 Appliance Service Life: The life expectancy of major kitchen appliances ranges between 11-19 years.

15.3 Appliances Inspected: Garbage disposal(s), Dishwasher(s), Range, Range hood.

15.4 Ventilation Type: An air exhaust fan vented to the exterior.

15.5 Disposal: **Maintenance** - The disposal has foreign debris that should be cleared out.

15.6 Range hood: **Repair** - Not functional. The appliance did not respond to user controls.

15.7 Range:



Maintenance - Anti-tip safety brackets are not present. Installation is recommended for improved safety.

15.8 Oven(s):



Repair - Lower oven door doesn't fully close. Recommend repair.

15.9 Countertops:



Maintenance - Caulking is needed to prevent water infiltration.

15.10 Sink Plumbing Fixture: **Maintenance** - Loosely mounted plumbing fixture noted.

15.11 Sink Drain Plumbing:



Repair - Deterioration/Corrosion noted to the drain line and/or wet trap under the sink. Replacement recommended.

LAUNDRY

Laundry Notes: 1) Washers and dryers are not moved or tested during the inspection (unless noted otherwise in the report). 2) The washer drain line and the dryer vent duct are not tested. 3) Best practices for washer and dryer installation include the following recommendations: (A) Use braided metallic water hoses to reduce the potential of leaks at the washing machine. (B) Use flexible metal dryer vent connector, now required for all dryers. (C) Use a half inch appliance connector and gas valve for all newer gas dryers. (D) Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

LAUNDRY UTILITIES & FEATURES

16.1 Location:



Garage.

16.2 Utilities:

Gas plumbing, 240-volt electrical service, 120-volt electrical outlet.

16.3 Dryer Vent:

Dryer vent installed and ducted to the exterior. Vent not tested.

16.4 Water Supply:



Repair - Rust/Corrosion noted on water shutoff valves for the washer. Be aware that old corroded components are at a higher risk of leaking and valves may fail when turned closed, either leaking or not shutting off the flow of water. Recommend replacement.

16.5 Washer:

Marginal - Older and/or heavily used appliances were present. Appliances are well beyond their expected service life.

16.6 Dryer:

Advisory - We couldn't get the dryer to cycle, recommend demonstrating operation to potential buyers.

16.7 Dryer Vent:

Maintenance - The draft diverter flapper at the exterior vent hood is missing or not closing properly. The flapper helps to prevent rodent entry.

BATHROOMS

Bathroom Notes: 1) Plumbing fixtures are checked for leaks and normal operation. 2) It is very important to maintain all grouting and caulking in the bathroom. Minor imperfections can allow water to penetrate into the walls and floors, which overtime can result in significant water damage. Ongoing maintenance is essential. 3) Determining whether shower pans are watertight is beyond the scope of the inspection.

BATHROOMS

17.1 Bathroom(s):

3 Bathrooms were present.

17.2 Finish Surfaces:

Countertop and cabinet finish surfaces were in good condition.

17.3 Ventilation Type:

Window.

Bathroom #1

17.4 Bathroom:



1st Floor Powder Bathroom.

17.5 Condition:

Functional - with routine or maintenance items as noted below.

17.6 Sink Plumbing Fixture:



Maintenance - Paint over spray noted on faucet. This can be easily removed with a scotch pad and soapy warm water.

Bathroom #2

17.7 Bathroom:



2nd Floor Hall Bathroom.

17.8 Bathing Feature(s):

Tub/Shower combo.

17.9 Condition: **Maintenance** - Routine repairs needed. See notations below.

17.10 Tub/Shower Plumbing:



Maintenance - Missing or deteriorated caulking around the fixtures. Caulking as needed to prevent water infiltration.



Maintenance - The tub/shower diverter did not operate properly. Mechanism didn't fully divert water.

Bathroom #3

17.11 Bathroom:



Master Bathroom.

17.12 Bathing Feature(s): Shower.

17.13 Condition: Functional - with routine or maintenance items as noted below.

17.14 Shower Plumbing:



Maintenance - Missing or deteriorated caulking around the fixtures. Caulking as needed to prevent water infiltration.

CLOSING REMARKS

18.1 Re-inspection:

For an additional fee **InspectRite** can re-inspect reported items after repairs are made. The fee for a return trip or re-inspection is shown on your inspection agreement.

Thank you for choosing **InspectRite**. We appreciate the opportunity to be of service and hope that the information presented in this report is beneficial to you. Your satisfaction is important to us and we welcome your feedback.

ENERGY SAVINGS

19.1 Energy Saving Resources:

The state of California requires the inspection report to include contact information for energy savings. This information is provided below.

UTILITY BILL, REBATES AND OTHER ASSISTANCE

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.

California Energy Commission, for information on utility bill assistance programs: **800-772-3300** or www.energy.ca.gov.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: **800-649-7570** or www.cpuc.ca.gov.

Local Utility Company: SDG&E **800-411-7343**

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

19.2 Energy Upgrades:

The following table shows popular energy upgrades that you may want to consider. Pay back periods have been adjusted for Southern California's mild climate. Pay back periods for energy upgrades would be shorter for colder regions of the country with the exception of a photovoltaic (solar electric) system. Upgrades are based on the average cost or cost range for a 1,800 sf single family home. Visit our website at www.inspectrite.com for more energy upgrades.

Energy Upgrade	Average Cost	Savings (per yr.)	Pay Back Period (yrs.)
Sealing gaps and adding weather-stripping	\$20 - \$200	\$10 - \$50	2 - 4
Photovoltaic System	\$18K - \$28K (with Fed & St rebates)	\$2,000 - \$3,000	8 - 12
Attic Insulation- none existing (homes predating 1960)	\$800 - \$1,500	\$200 - \$300	4 - 5
Thin Attic Insulation (homes predating 1980)	\$800 - \$1,500	\$100 - \$200	7 - 10
Wall insulation- none existing (homes predating 1960)	\$2,500 - \$4,000	\$150 - \$250	15 - 20
Whole House Fan- alternative to air conditioning	\$600 - \$1,200	\$80 - \$200 (equivalent electric cooling)	6 -8
Replacement Dual Glazed Windows	\$5,000 - \$10,000	\$200 - \$300	+25

INSPECTION GUIDELINES

The inspection report is NOT intended to reveal minor defects. This report is intended only as a general guide to better help the client make his/her own evaluation of the overall condition of the property. The inspection is essentially a performance inspection of the building(s) and building attachments. The major systems and components are examined for function, excessive or unusual wear, and general state of repair. Wear and tear (such as chips, cracks, blemishes, etc.) on interior finishes (such as walls, countertops, flooring, etc.) is considered a cosmetic condition and is not reported. The client is advised to inspect and evaluate such items personally.

Report findings are the opinions of the inspector based on observations of readily accessible systems and components of the property as they appeared at the time of the inspection. The inspector is not required to move personal items, furniture, equipment, etc. that obstructs access or visibility. We are not responsible for components or areas that are not accessible for inspection. If the inspector is unable to access a component or area and this is later corrected, please contact our office for scheduling a re-inspection. An additional fee may apply.

The report does not imply that every component is inspected or that every possible defect is discovered. No representation is made about hidden or latent deficiencies that may be present at the time of the inspection. No guarantees or other representations are made about the future conditions or performance of systems and components. A home warranty policy can be purchased from a home warranty company to insure the future operation of home systems and appliances.

Specific code references are not cited within the inspection report. The purpose of the inspection is not to determine code compliance, rather it is to see if systems and components are installed properly and are performing as they were intended.

Repair or further evaluation of any item identified from the inspection should be done before the close of escrow. Repairs are often found to be more involved and costly once the work is undertaken to correct the condition. Estimates for repairs are not provided as part of the inspection. Determining the cost of repair should be left to the appropriate tradesman or specialist.

Additionally, the client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection.

Any type of environmental problem, such as the presence of asbestos, lead paint, soil contamination, water quality, indoor air quality, mold growth, etc., is beyond the scope of the inspection. Laboratory testing is normally required to identify a toxic substance. If such an evaluation is desired, then the appropriate specialist should be consulted.

If signs of a past or present water leak are identified from the inspection, including any type of water intrusion problem, then a specialist should be hired to test for elevated levels of mold and moisture.

The inspection does not report on the presence or absence of pests, such as wood destroying organisms, rodents, or insects. Exterior wood members such as siding, trim, decks, etc. are particularly prone to damage from pests and decay. A pest inspection is strongly recommended.

Structural, architectural, geological, hydrological, land surveying and soils related examinations are beyond the scope of the inspection. Determination of property lines, easements and setback requirements are beyond the scope of the inspection.

Verifying the existence or absence of building permits is not within the scope of the inspection. Additionally, determining the legal use of the building or property is not part of the inspection. Information regarding both building permits and legal use may be obtained from the local building, planning, and/or zoning departments.

The information in this report is intended for the sole use of the client. Any other use of this report is strictly prohibited. InspectRite will not be held liable to any third parties. For additional terms and limitations, please refer to your Inspection Agreement.

Routine Service

Routine Service

21.1 WATER HEATING SYSTEM

Tank-type water heaters require periodic maintenance, including flushing to remove sediment, testing of the temperature and pressure relief valve, and inspection of internal components such as the anode rod. Recommend routine servicing by a qualified professional to help ensure proper operation and extend service life. Refer to manufactures installation manual for more information.