CARLSBAD PROPERTY INSPECTIONS
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CARLSBAD PROPERTY INSPECTIONS REPORT

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Fallbrook, CA 92028

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06/03/2025

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1: INSPECTION DETAILS

Information

In Attendance
Listing Agent, Home Owner, Client

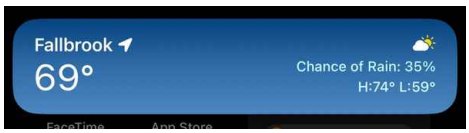
Occupancy
Furnished, Occupied

Type of Building
Detached, Single Family

Style
Bungalow

Weather Conditions
Clear, Dry

Temperature (approximate)
69 Fahrenheit (F)



Standards of Practice

This Home Inspection is based on the InterNACHI Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion; however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector

About your report

Please read this entire report! In addition to the "deficiencies", there is valuable information throughout the report about the property that the inspector has diligently compiled for you. The web-based version of your report contains four tabs (Overview, Information, Limitations, and Standards) located at each section of the report. It is recommended you click through and read each of these tabs for every section of the report. The downloadable (pdf) version has these same sections, yet with the "Standards of Practice" located at the very end of the report. There is also a grid view (with legend) for a quick overview of inspected items. Again, you should read the entire report (in either format) to gain a better understanding of the property's characteristics, the inspector's findings, the deficiencies, limitations, and the inspection process (including "Limitations" and "Standards of Practice", e.g., what items/areas may not have been inspected either due to specific limitations or as being beyond the scope of the inspection). Remember too, it is encouraged to ask questions of your inspector especially if the post-inspection in-person summary of findings was unable to be delivered. Please reach out with any questions or concerns you may have about the report, findings, or inspection process prior to the end of your real estate contingency period - Thank you!

Installation and Product Recalls

I do not determine whether installed appliances/systems (HVAC, electrical components, gas-powered systems, or other systems) are subject to manufacturer or product safety recalls or if such components are installed in accordance with manufacturer recommendations - this information is not readily available during a standard home inspection and requires ongoing monitoring by the manufacturer or regulatory agencies. Identifying recalled units and confirming proper installation involves research beyond the scope of this inspection, as manufacturers and regulators may update these lists periodically. If concerned, I recommend consulting the manufacturer, the Consumer Product Safety Commission (CPSC), or other relevant agencies to verify recall status and recommend installation standards to determine if corrective action is needed.

Notes about comments and photos

Throughout this report, observed defects will have accompanying comments and photos. Many defects are recurring in nature - for the inspector to point out every instance of a recurring defect would be counter-productive and beyond the scope of the inspection. As such, defects may be annotated as occurring in "various locations" or occurring in “one or more” or "multiple" instances. Defect comments may be annotated with general location(s) and/or the accompanying photos may be annotated with a general or specific location. These location annotations are intended to be representative examples of the recurring defect and not a comprehensive accounting and locating of all similar defects. Lastly, locations of defects are given in terms of cardinal directions (north, east, south, west) or sometimes "left" or "right", "front" or "rear" from the perspective of someone on the exterior facing the home's main entry door or facing the traditional front of a home (frequently from a street perspective).

Directional Reference - Front faces NORTH

For directional references in this report, the front of the home faces (generally) EAST

Details

InterNACHI is so certain of the integrity of our members that we back them up with our **$25,000 Honor Guarantee.** InterNACHI will pay up to $25,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

Limitations

General

OCCUPANTS BELONGINGS LIMITING INSPECTION

Home was furnished and/or had belongings inside home, garage, or exterior of home which limited the scope of inspection. Inspection items that are blocked by owner's belongings could not be reported upon and may or may not be noted as "Not Inspected" (NI) in the report depending on the specific area/item being inspected. Recommend buyer to inspect all areas of the home when homeowners belongings have been removed.

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Roof Type/Style
Gable, Flat

Coverings: Material
Concrete, Tile, Rolled

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Inspection Method & Photos

Pole-mounted camera, Did not walk the roof

Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately

Inspection photos

Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately


Coverings: Evidence of repairs
Roof - multiple locations

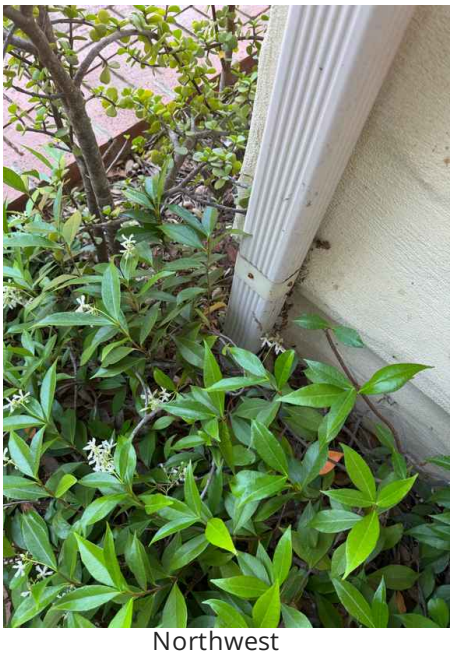
I observed evidence of repairs to roof coverings at one or more areas. Monitor this area (inside dwelling) to ensure repairs were adequately performed.

Coverings: Chipped Tiles (minor)
Roof - various locations

Chipping was observed at one or more roof tiles. This is relatively common, especially at the corners of tiles, and does not generally affect the functionality of the roof coverings. No signs of active water penetration observed at time of inspection. Recommend monitoring and having a qualified professional repair if condition worsens.

Roof Drainage Systems: Downspout Drainlines Present
Various locations

One or more downspouts route directly into drain lines. I could not verify the adequacy of drainage away from the foundation. Monitor and consult with licensed roofing or plumbing contractor if drainage not adequate


Northwest

Deficiencies

2.2.1 Roof Drainage Systems

Maintenance Item/Minor Defect

DOWNSPOUTS DRAIN NEAR HOUSE

MULTIPLE LOCATIONS

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjusting or adding downspout extensions to all downspouts so that water drains 3-6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project

North

Northeast

3: EXTERIOR

		IN	NI	NP	D
3.1	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.2	Walkways, Patios & Driveways	X			
3.3	Stucco, Flashing, & Trim	X			X
3.4	Weep Screeds	X			X
3.5	Eaves, Soffits,& Fascia	X			X
3.6	Exhaust Hoods	X			
3.7	Exterior Doors	X			
3.8	Exterior of Windows	X			X
3.9	Stairs, Steps, Stoops, Stairways & Ramps			X	
3.10	Railings, Guards & Handrails			X	
3.11	Porches, Patios, Decks, Balconies, & Carports	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Walkway Material(s)
Brick pavers

Walkways, Patios & Driveways: Patio/Porch Material(s)
Brick Pavers

Stucco, Flashing, & Trim: Siding Material
Stucco

Exterior Doors: Main Entry Door
Wood

Exterior Doors: Other Exterior Doors
Steel/Metal, Glass, Wood

Porches, Patios, Decks, Balconies, & Carports: Appurtenance
Sun room

Porches, Patios, Decks, Balconies, & Carports: Material
Aluminum, Plexiglass / glass

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

A rainstorm (without lightning) is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Exterior structures

Please see "scope" tab of this section for inspected items included in this report. Exterior structures not attached and integral to the main residence including, but not limited to, barns, sheds, carports/garages, playsets/jungle gyms, outdoor kitchens/grills/bars, retaining walls, water features, hot tubs and pools, planters, etc. are excluded from inspection unless specifically requested and agreed to in writing with the inspector.



Walkways, Patios & Driveways: Minor cracks less than 1/8”

Normal settlement cracks were noted. Monitor these areas and if condition worsens contact a concrete specialist for evaluation.

Walkways, Patios & Driveways: Minor loose bricks

I observed one or more loose bricks that do not appear to be a trip hazard. Recommend ensuring bricks are secured in place.

Stucco, Flashing, & Trim: Small cracks/chips/holes

Small cracks/chipped areas/holes were present in areas - These may be covered with stucco patch - recommend stucco service/maintenance


South

Stucco, Flashing, & Trim: Access limitations

Some areas were not visible for inspection due to vegetation/personal items/height/limited access - these areas cannot and were not visibly inspected, and the Inspector disclaims any defects that may exist in these areas; deficiencies in any particular component will be noted below

Stucco, Flashing, & Trim: Special tools

The Inspector does not use specialized instruments to detect moisture, if any, under stucco surface

Weep Screeds: Clearance requirement

Weep screeds should have a minimum clearance of four inches from grade; deficiencies in any particular component will be noted below

Weep Screeds: Tool disclaimer

The Inspector does not use specialized instruments to detect moisture, if any, under the stucco surface

Weep Screeds: Access limitations

Some areas were not visible for inspection due to vegetation/personal items/height/limited access - these areas could not and were not visibly inspected, and the Inspector disclaims any defects that may exist in these areas

Eaves, Soffits,& Fascia: Recommendation

Exposed exterior wood requires periodic seasonal maintenance and paint - recommend regular maintenance

Eaves, Soffits,& Fascia: Tool disclaimer

The Inspector does not use specialized instruments or tools to detect moisture, if any, under the eaves/fascia surface

Eaves, Soffits,& Fascia: Termite report

This inspection does not include identification of, damage from, or the presence of wood destroying insect (WDI) infestation. The Inspector is not trained in this field, and disclaims all responsibility for identifying wood destroying insect infestation. Although he may comment on obvious signs, as a courtesy, a WDI inspection would require the services of a qualified specialist (typically a pest control contractor). The Inspector recommends you have the structure inspected by a qualified pest control contractor and to consult the termite report for existing conditions of all wood at this structure

Eaves, Soffits,& Fascia: Access limitations

Some areas were not visible for inspection due to vegetation/personal items/height/limited access - these areas could not and were not visibly inspected, and the Inspector disclaims any defects that may exist in these areas

Porches, Patios, Decks, Balconies, & Carports: Repairs observed

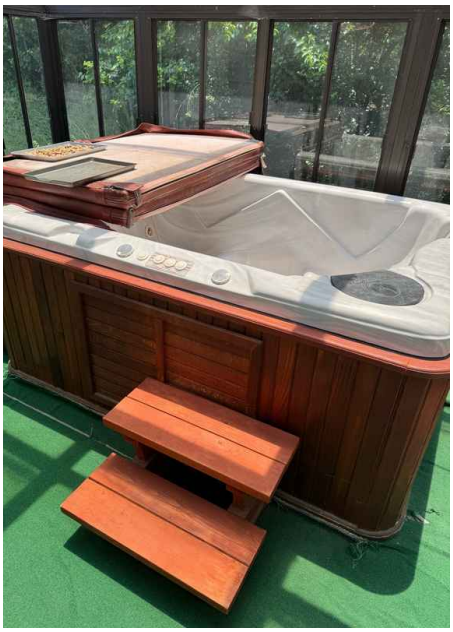
None

Observed signs of previous repairs or treatment at time of inspection.

Observed drilling and patching consistent with termite treatment along east exterior wall on patio. Also observed wood trim damage on the interior adjacent to this area that would be consistent with probable termite damage. Recommend evaluation by qualified professional termite inspector.

Porches, Patios, Decks, Balconies, & Carports: Hot tub not inspected

The hot tub was not inspected. Recommend confirming with seller its functionality.



Limitations

Exterior Doors

COULD NOT ACCESS SOME DOORS

I could not access some exterior doors for inspection due to owners belongings or other obstructions.

Southeast

Exterior of Windows

INSPECTION RESTRICTED

I did not inspect all windows but did inspect a representative number of them. A home inspection is not an exhaustive evaluation of every window/window component. I did not reach and access closely every window, particularly those above the first floor level.

Deficiencies

3.1.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item/Minor Defect

VEGETATION GROWING ON SIDING, SOFFITS ETC.

VARIOUS LOCATIONS

Observed vegetation growing on siding materials and/or eaves. Recommend removal to prevent damage to siding.

Recommendation

Contact a handyman or DIY project

East

South

3.3.1 Stucco, Flashing, & Trim

Maintenance Item/Minor Defect

COLOR COAT

VARIOUS LOCATIONS

The color coat (top-most layer of stucco) was deteriorated near the grade due to moisture - if gutters are not installed, the Inspector recommends adding gutters and drainage to help keep moisture away from the structure - all work should be performed by a qualified contractor

Recommendation

Contact a qualified professional.

South

3.4.1 Weep Screeds

Recommendation/Major defect

RUSTED

VARIOUS LOCATIONS

One or more sections of the weep screed were rusted - recommend repair or replacement (as necessary) by a qualified stucco contractor

Recommendation

Contact a stucco repair contractor

West

Zoomed

3.5.1 Eaves, Soffits,& Fascia

Maintenance Item/Minor Defect

DETERIORATED WOOD

VARIOUS LOCATIONS

Deteriorated wood was observed in one or more locations, typical of that caused by moisture and/or wood-destroying insects. Identification of infestation by wood destroying insects lies beyond the scope of this inspection. The Inspector recommends an inspection and any necessary work be performed by a qualified pest control contractor

Recommendation

Contact a qualified pest control specialist.


North


Zoomed

3.8.1 Exterior of Windows

Maintenance Item/Minor Defect

DAMAGED WINDOW SCREEN

WEST

I observed one or more damaged window screen(s). Recommend repair.

Recommendation

Contact a qualified handyman.


West

3.11.1 Porches, Patios, Decks, Balconies, & Carports

Maintenance Item/Minor Defect

CRACKED GLASS

SUNROOM SOUTH

The glass or plexiglass was cracked in one or more locations at the sunroom. Recommend repair.

Recommendation

Contact a qualified professional.

4: FOUNDATION, CRAWLSPACE, & STRUCTURE

		IN	NI	NP	D
4.1	Foundation Type	X			
4.2	Slab-on-Grade			X	
4.3	Perimeter	X			
4.4	Crawlspace	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Crawlspace Access

Foundation Type: Crawlspace
Foundation construction included a crawlspace

Slab-on-Grade: See interior floor area notes

Crawlspace: Location of access
Northwest of structure exterior

Homeowner's Responsibility

One of the most common problems in a house is a wet foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

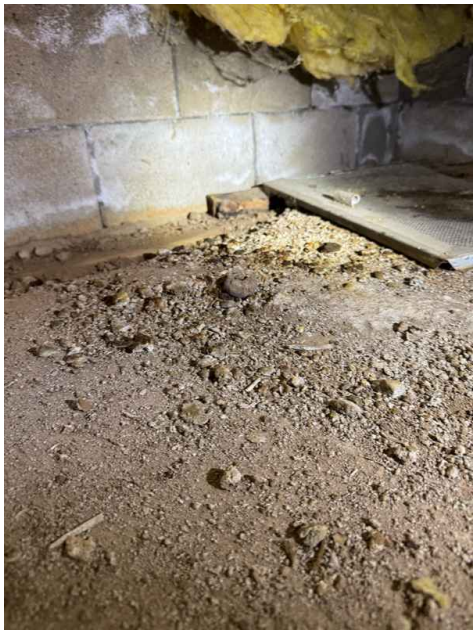
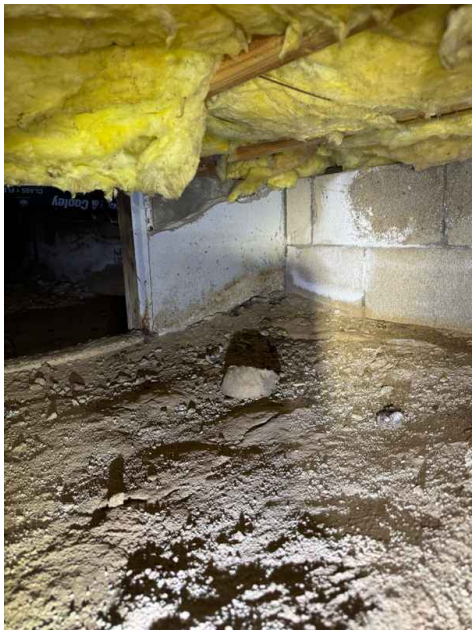
Inspection Photos

Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately

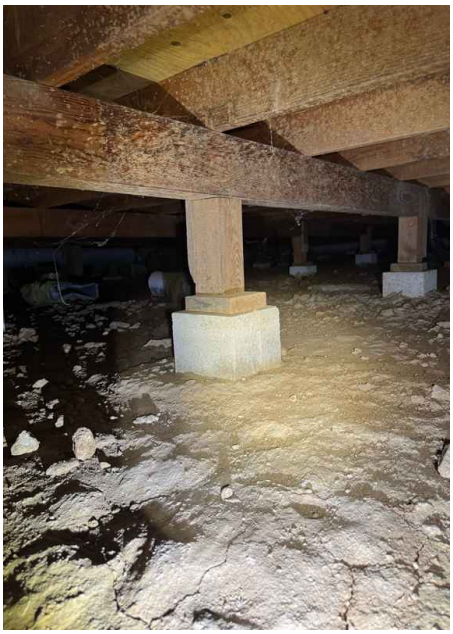











Slab-on-Grade: Note

The foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings. Due to the structure being built on a high-seismic activity area, expect to find cracks up to 1/4-inch when it is exposed - this is typical for the area; deficiencies in any particular component will be noted below

Perimeter: Minor cracks - typical

There were minor cracks present (less than 1/8-inch) - this is typical for the age of the structure

Perimeter: Most perimeter not visible

Most perimeter areas were not visible - these were not inspected, and the Inspector disclaims the identification of any defects that may exist there

Perimeter: Slab perimeter covered by stucco

Slab perimeter was covered by stucco or paint - most areas were not visible for inspection

Perimeter: Minor spalling and effluorescence

Various locations

Observed minor spalling and efflorescence in one or more areas at the perimeter foundation. This is caused by moisture uptake. Recommend ensuring moisture flows away from the foundation.

Limitations

General

ACCESS TO FOUNDATION/STRUCTURE

Most foundation and structural components of the home are not readily accessible/visible for inspection due to the nature of home construction and these areas could not and were not visibly inspected, and the Inspector disclaims any defects that may exist in these areas. Recommend inquiring with seller on any previous foundation or structural issues/defects of the home.

Crawlspace

PARTIALLY TRAVERSED

I was not able to fully traverse the crawlspace due to obstructions or other access restrictions blocking safe and complete access.

5: GARAGE

		IN	NI	NP	D
5.1	Garage Door & Opener	X			X
5.2	Fire Door	X			X
5.3	Walls & Firewalls	X			
5.4	Ceiling	X			
5.5	Floor	X			
5.6	Electrical	X			
5.7	Ground Fault Circuit Interrupters (GFCIs)	X			X
5.8	Ventilation	X			
5.9	Vent Screens			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type of Garage
Attached

Mode of Operation
Garage door opener(s)

Number of Cars
Two car garage

Floor: Repairs observed
None

Repairs observed in garage

Door Type/Material
Sectional, Aluminum

Ground Fault Circuit Interrupters (GFCIs): The master GFCI reset/control for the GARAGE was located in the
None

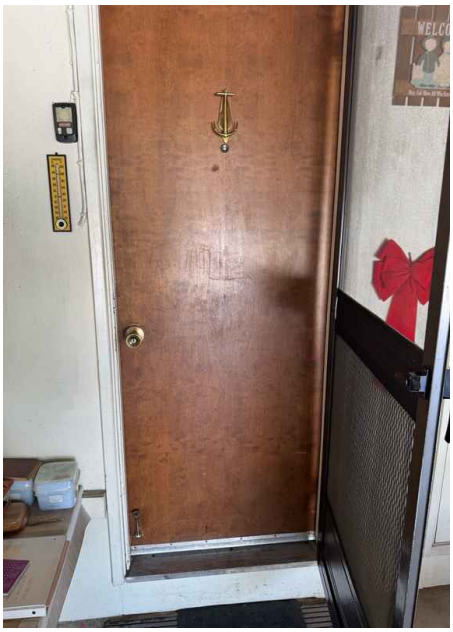
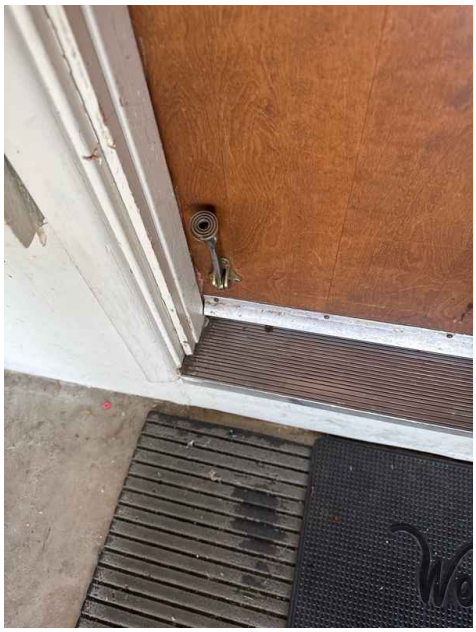
Ventilation: Adequate
Current ventilation appeared to be adequate at the time of the inspection

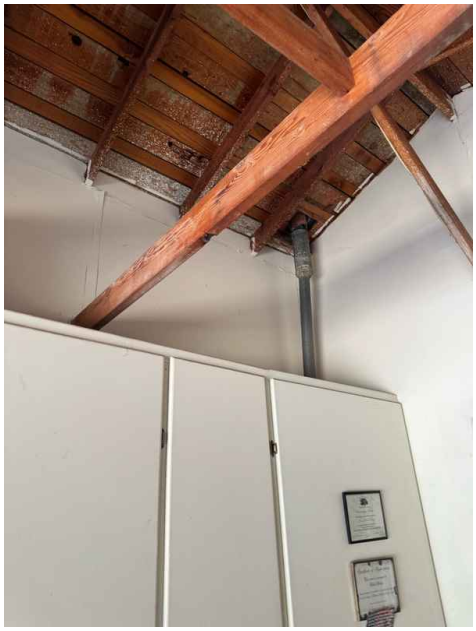
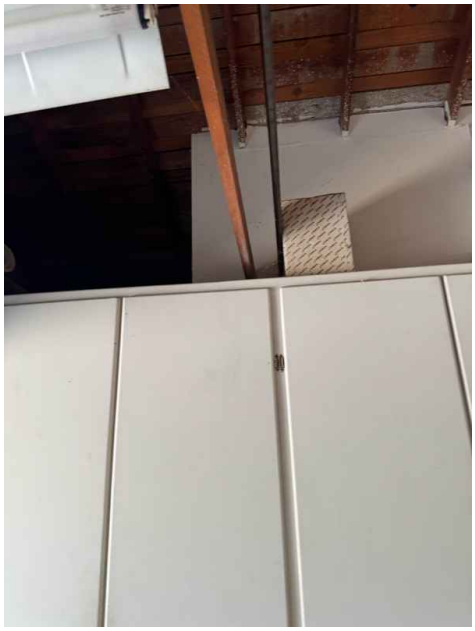
Garage door locks - Recommendation

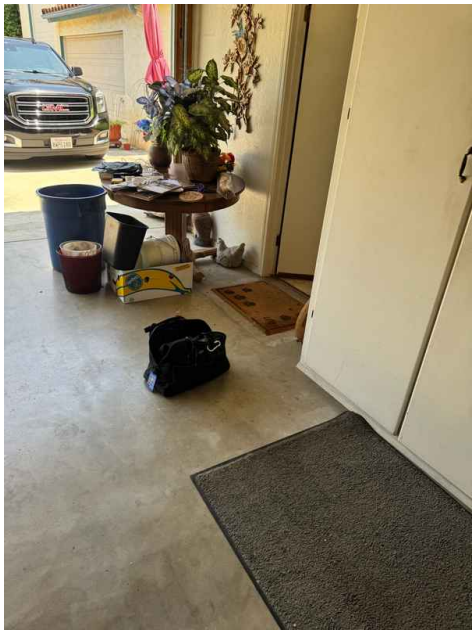
Garage door locks are installed. Recommend disabling these to avoid damage to the opener.

Inspection photos

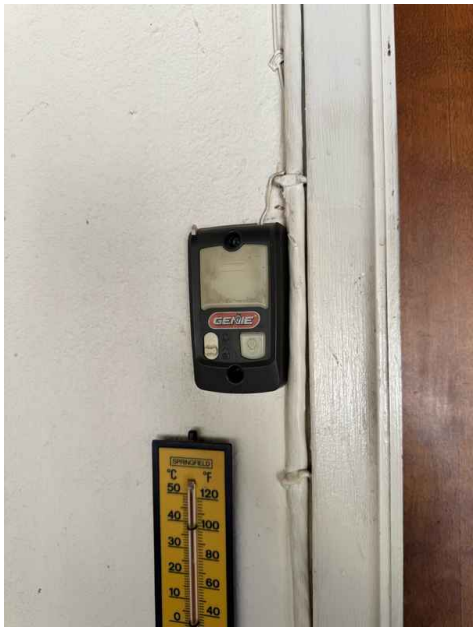
Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately


Welcome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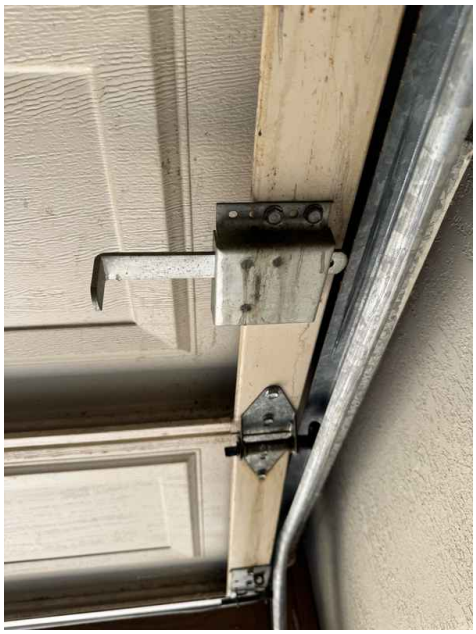
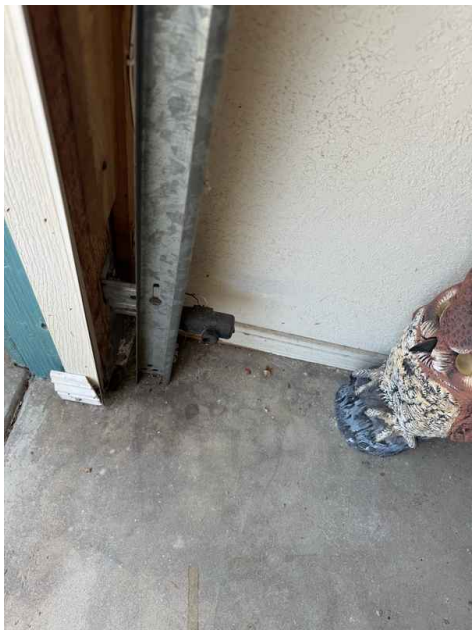
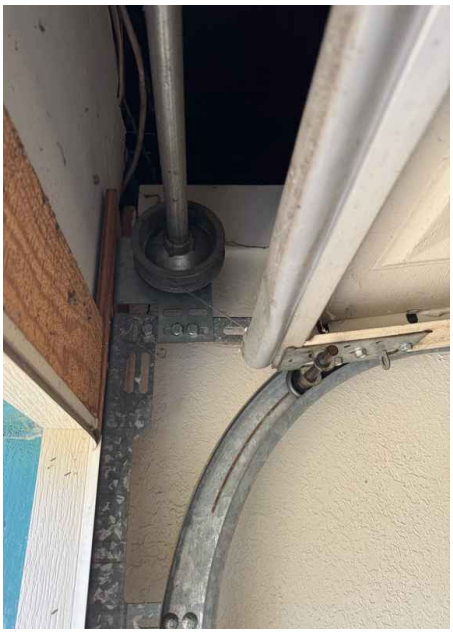
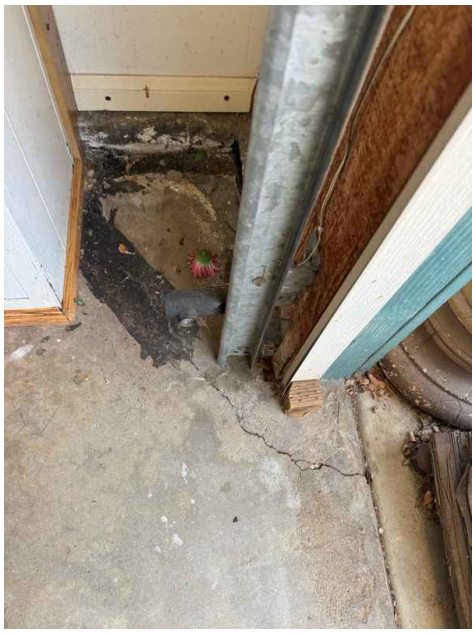
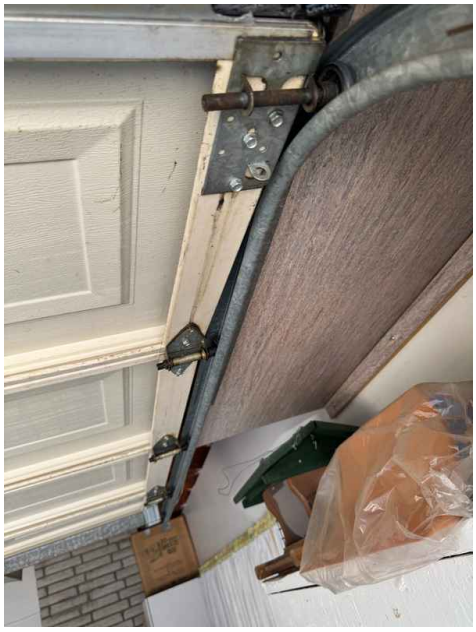


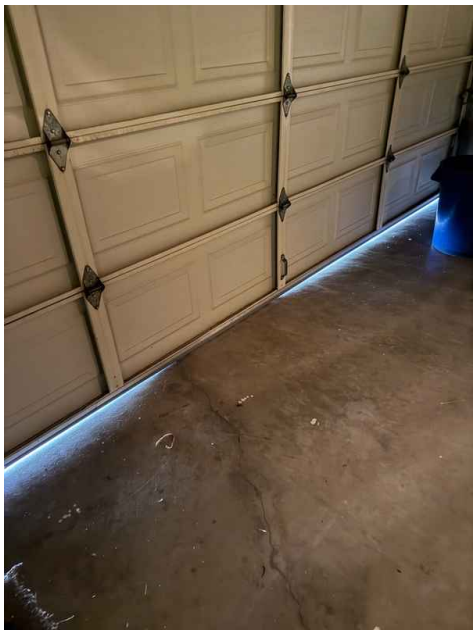
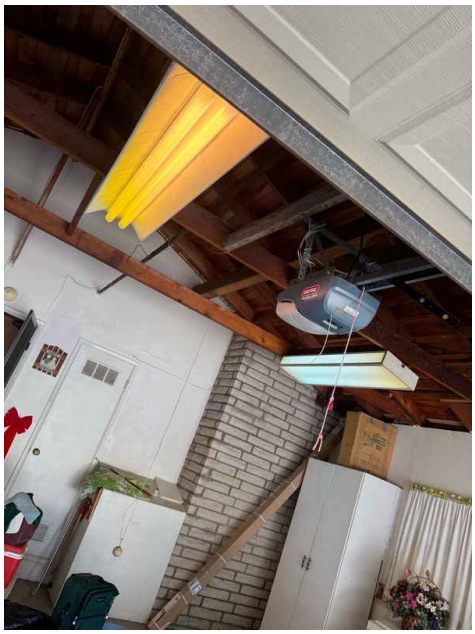






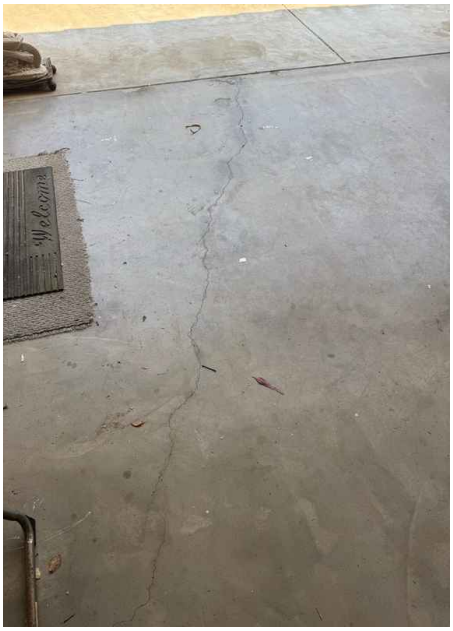



KOBALT


Floor: **Minor cracking 1/8" or less**

I observed minor settlement cracks to the garage floor that appeared to be due to settlement. This appears to be normal, recommend monitoring.



Limitations

General

HOMEOWNERS BELONGINGS LIMITED ABILITY TO INSPECT

Garage was full of homeowners belongings. Had limited access to observe Or inspect fully.

Recommend inspecting condition of garage and it's entirety prior to close of the property.

Deficiencies

5.1.1 Garage Door & Opener

Maintenance Item/Minor Defect

GAPS AT GARAGE DOOR

I observed gaps at the garage door and trim when garage door is closed. Recommend adjusting garage door travel and/or sealing to prevent moisture and pest intrusion.

5.2.1 Fire Door

Recommendation/Major defect

DOOR HOLDER

The fire door was equipped with a door holder - door holders are not allowed on fire doors, as they may prevent proper self-closure of the fire door - recommend removal of the door holder for improved safety

Recommendation

Contact a qualified professional.

5.2.2 Fire Door

Safety Hazard/Material defect

DOES NOT MEET REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. The door must also be self-closing. This standard is based on large municipalities, may not be applicable for your area. Recommend replacement with fire-rated, self-closing door for safety.

Recommendation

Contact a qualified professional.

5.7.1 Ground Fault Circuit Interrupters (GFCIs)

Recommendation/Major defect

NONE VISIBLE/NONE INSTALLED - OLD

GARAGE

There were no GFCIs visible at the time of the inspection - recommend upgrade for increased safety - all work should be performed by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.

6: HEATING

		IN	NI	NP	D
6.1	Normal Operating Controls	X			
6.2	Heating Equipment		X		
6.3	Distribution Systems	X			X
6.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection photos

Normal Operating Controls: Thermostat Loc/Qty
1, Dining room

Heating Equipment: Location
Garage furnace closet

Heating Equipment: Heat Type
Forced Air, Gas-Fired Heat

Heating Equipment: Energy Source
Gas

Heating Equipment: Brand
Lennox

Heating Equipment: Serial number
Not accessible

Distribution Systems: Ductwork
Insulated, Crawlspace ducting, Floor registers

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Heating Equipment: Manufacture Date

Label not present

The average lifespan of a furnace is 15–30 years, but there are many factors that can affect how long it lasts:

Maintenance: Regular maintenance, such as professional cleaning in the spring and fall, can help extend a furnace's lifespan.

Installation: If the furnace is not installed correctly, it may have a shorter lifespan.

Size: If the furnace is not the right size for the home, it may have a shorter lifespan.

Thermostat settings: Incorrect thermostat settings can wear out a furnace.

Equipment quality: The quality of the furnace unit can affect how long it lasts.

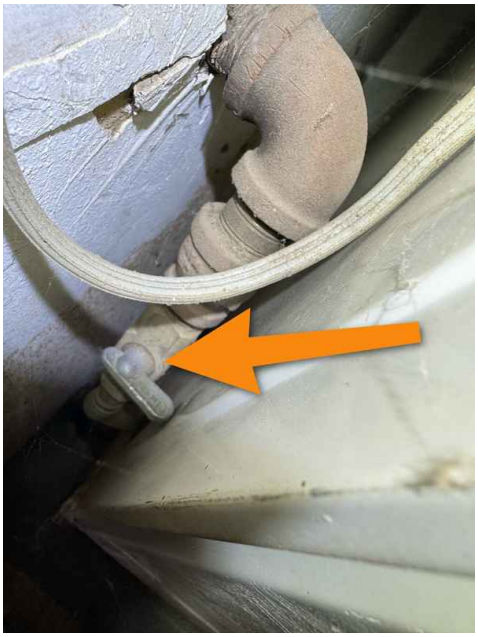
Use: How often the furnace is used can affect its lifespan. Humidity: Humidity levels in the air can affect a furnace's lifespan.

Limitations

General

GAS NOT ON

Unable to test furnace at time of inspection. Gas to the furnace was not turned on preventing evaluation of the unit. Recommend a qualified professional evaluate furnace once gas is turned on.



Deficiencies

6.2.1 Heating Equipment

Maintenance Item/Minor Defect

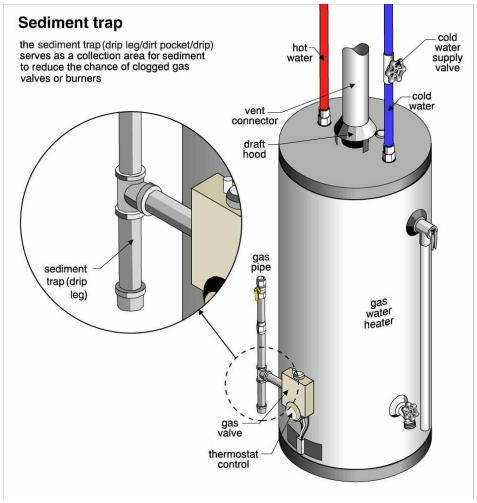
NO DRIP LEG/SEDIMENT TRAP

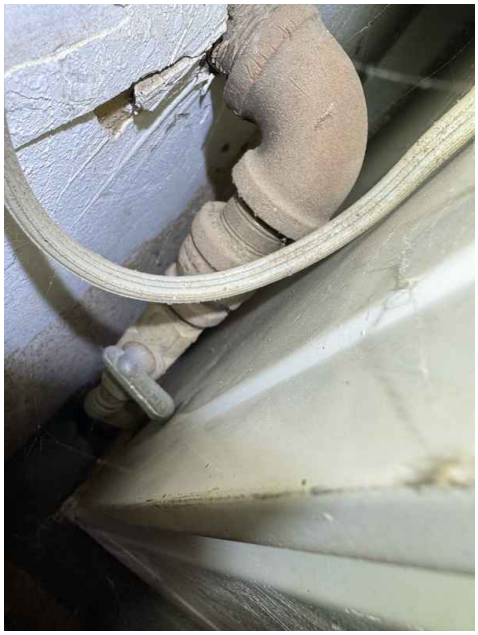
A drip leg, also known as a sediment trap, is an important part of a fuel line system that protects appliances and regulators from damage caused by debris in the fuel lines. The California Plumbing Code (CPC) requires sediment traps for all gas appliances, except for some manually operated appliances like gas lights, ranges, clothes dryers, and outdoor grills.

Note: The home may have been constructed prior to this being a code requirement.

Recommendation

Contact a qualified professional.





6.2.2 Heating Equipment

Recommendation/Major defect

FLUE VENT CONNECTIONS LOOSE OR INADEQUATE

Observe one or more flu event connections to be in adequate. Recommend repair.

Recommendation

Contact a qualified professional.

Loose connection

6.3.1 Distribution Systems

Recommendation/Major defect

DUCT DAMAGED OR RESTRICTED AIRFLOW

CRAWLSPACE - MULTIPLE LOCATIONS

I observed one or more restricted, damaged or crushed ducts. Recommend repair.

Note: photos are limited of the defects due to technical issues.

Recommendation

Contact a qualified HVAC professional.

Picture blocked - multiple instances

7: COOLING

		IN	NI	NP	D
7.1	Normal Operating Controls			X	
7.2	Cooling Equipment			X	
7.3	Distribution System			X	
7.4	Presence of Installed Cooling Source in Each Room			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

No Cooling system

There is no cooling system installed at the property. If air-conditioning is planned, recommend you consult with an HVAC contractor for installation feasibility at the property.

Cooling Equipment: Disclaimer

The air-conditioning system evaporator coils were located inside furnace and were not accessible for inspection; therefore, the A/C coil box was only examined from the exterior - an internal inspection was not completed of the coil box - consult a qualified HVAC contractor for further evaluation as needed

8: PLUMBING

		IN	NI	NP	D
8.1	Water Meter	X			
8.2	Main Water Valve Shutoff	X			
8.3	Water Pressure Regulator	X			
8.4	Water Pressure	X			
8.5	Fuel Storage & Distribution Systems	X			X
8.6	Hot Water Systems, Controls, Flues & Vents	X			X
8.7	Drain, Waste, & Vent Systems	X			
8.8	Water Supply, Distribution Systems & Fixtures	X			
8.9	Toilets	X			X
8.10	Bathroom Faucets & Sinks	X			
8.11	Showers	X			X
8.12	Bathtubs	X			
8.13	Exterior Hose Bibs/Faucets	X			
8.14	Kitchen Faucet & Sink	X			X
8.15	Washer/Dryer Connections	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Source
Public

Water Meter: Water meter location
Could not locate

Water Pressure Regulator: Pressure Regulator Location
Main Valve

Water Pressure: Pounds per square inch:
58

Fuel Storage & Distribution Systems: Fuel Storage Type / Location (if present)
None

Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Serial number
GELN 1099113077

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gal

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Total number of water heaters present in the Home
1

Hot Water Systems, Controls, Flues & Vents: Produces Hot Water
Unit produced hot water at time of inspection.

Drain, Waste, & Vent Systems: Drain Size
Unknown

Drain, Waste, & Vent Systems: Material
ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Washer/Dryer Connections: Laundry Location(s)
Individual laundry room present

Washer/Dryer Connections: Dryer Power Source
Gas, 240V

Washer/Dryer Connections: Dryer Vent
Vinyl (Flex)

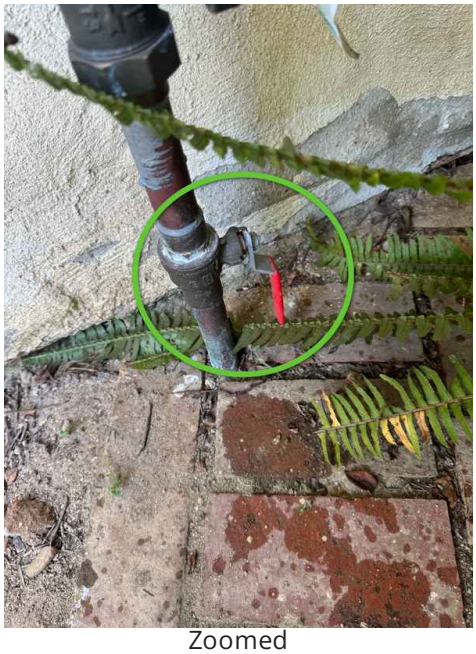
Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Main Water Valve Shutoff: Main Water Valve Shutoff Location
Northeast

Note: In addition to the main water shutoff at the residence, a water shutoff (valve) is frequently located at the water meter and can be used in the case of a water emergency/plumbing leak requiring water shutoff.


Northeast


Zoomed

Water Pressure Regulator: Visually inspected only

The pressure regulator is visibly inspected only - it is not tested for adjustment operation due to the potential for leakage; deficiencies in any particular component will be noted below

Water Pressure: Pressure Fluctuates

Water Pressure can fluctuate, depending upon the time of day and municipal service adjustments; deficiencies in any particular component will be noted below.

Water Pressure: Water Pressure Standards

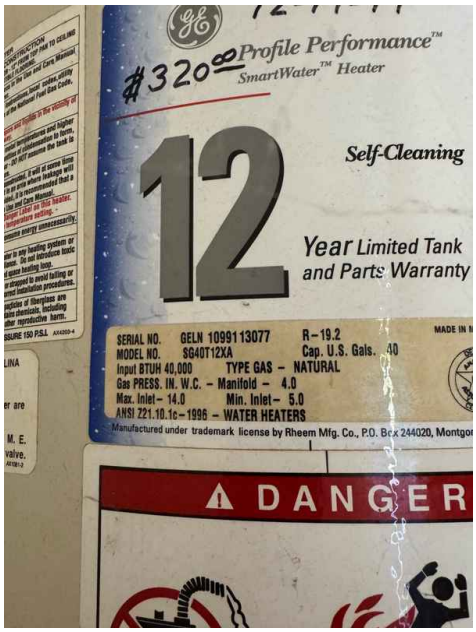
A good residential water pressure is considered to be between 40 and 80 pounds per square inch (psi), with the ideal range typically falling around 50-70 psi; most experts recommend aiming for a pressure of around 60 psi for most homes. Consult with a qualified plumbing contractor for more information.

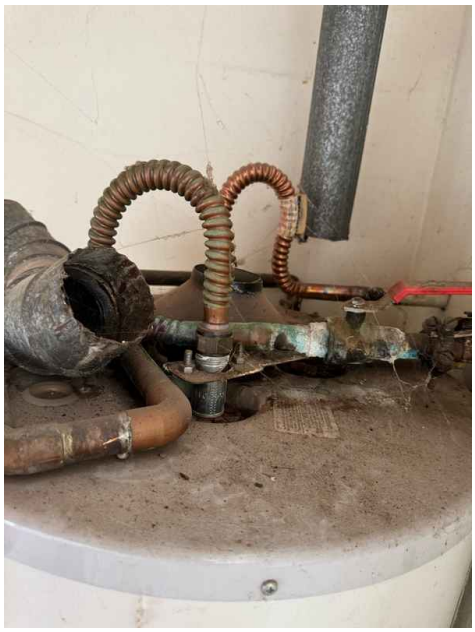
Main Fuel Shutoff Location

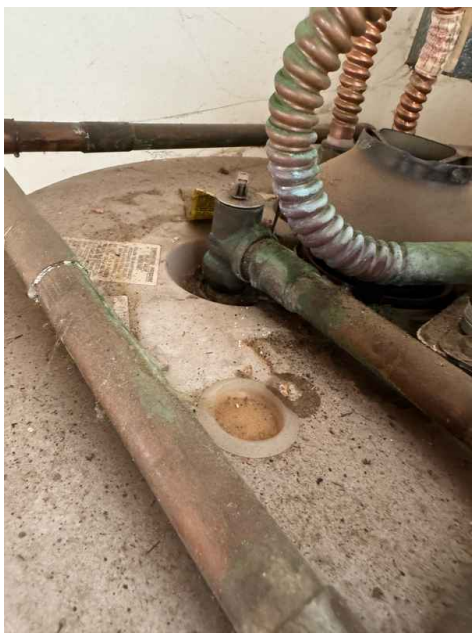
@ Gas Meter, North

Hot Water Systems, Controls, Flues & Vents: Inspection photos

Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately







Hot Water Systems, Controls, Flues & Vents: Brand

GE

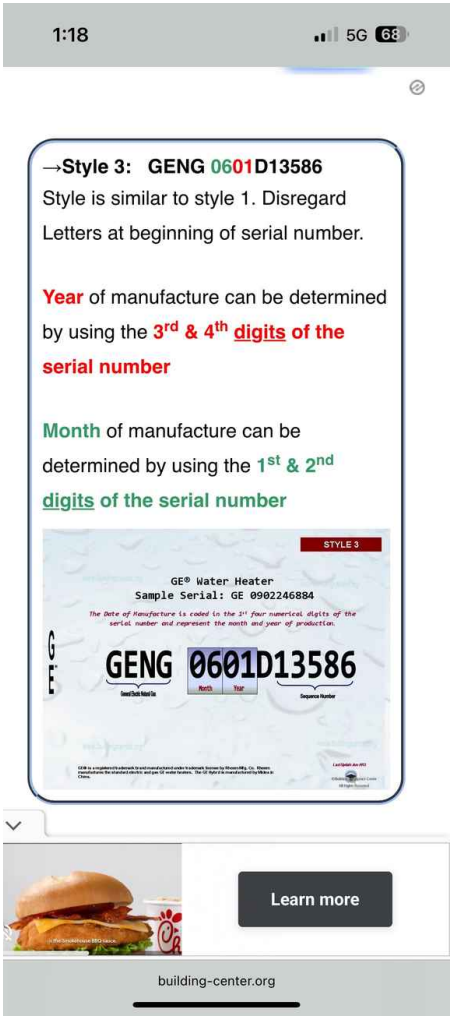
I recommend flushing & servicing your water heater tank annually for optimal performance and prolonged service life.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Manufacture Date

1999

The average lifespan of a water heater is between 8 and 12 years, but this can vary based on manufacturing quality, environmental conditions, usage, water type, and other factors. Regular maintenance by a qualified professional, such as draining, flushing, and inspection, can help extend the life of a water heater.



Exterior Hose Bibs/Faucets: Anti-siphon devices

Anti-siphon valves (vacuum-breaker valves) are required on all residential hose bibs and irrigation systems in California to prevent backflow and contamination of the public water supply. Recommend confirmation/installation of anti-siphon valves in all required locations

Washer/Dryer Connections: Washer/Dryer Not Inspected

The washer and dryer are beyond the scope of the inspection - not inspected. Consult with sellers on functionality of the units if they are to remain with the property and monitor closely during initial use to ensure no water intrusion into home.

Washer/Dryer Connections: Water Supply Lines

It is highly recommended to have a qualified professional replace the clothes washer water supply lines with new lines prior to use as these are a known failure item that could lead to interior flooding

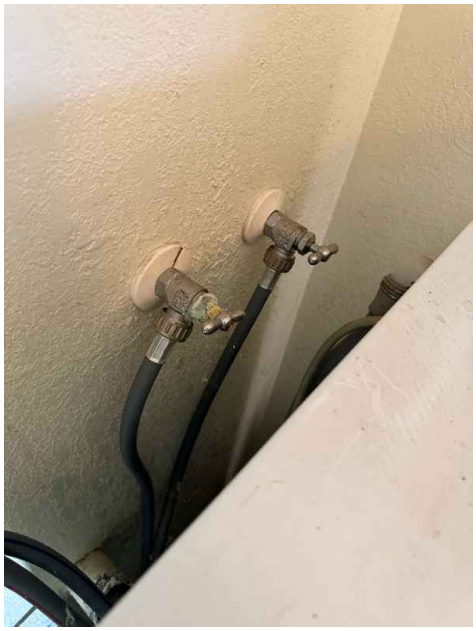
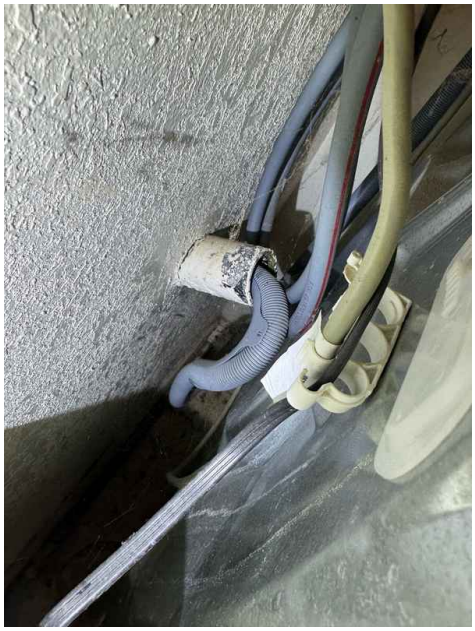
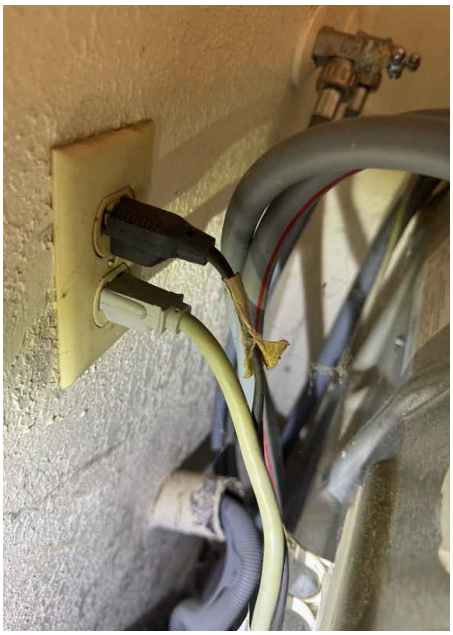
Washer/Dryer Connections: 3-prong Dryer Outlet

The current standard is a four prong dryer outlet. This is a safety upgrade from the existing three prong outlet. Please note that if you buy a newer electric dryer with a four prong plug, you will require an upgrade of this outlet by a qualified electrical contractor

Washer/Dryer Connections: Inspection photos





Limitations

Water Meter

WATER METER NOT LOCATED

I could not locate the water meter - this is a limitation. The water meter can provide a good indication of latent (hidden) water leaks by observing the flow gauge on the water meter when all water is turned off at the residence. If there is movement, this may indicate a latent plumbing leak or irrigation system leak. I recommend you discuss the location of the water meter with the seller and observe the flow gauge prior to the end of the real estate contingency period to ensure no latent water leaks exist at the property.

Deficiencies

8.5.1 Fuel Storage & Distribution Systems

Maintenance Item/Minor Defect

CORROSION / RUST

GAS METER

Gas pipes were corroded at gas meter. This can lead to gas leaks. Recommend contacting local utility company for evaluation and/or repair.

Gas meter North

8.6.1 Hot Water Systems, Controls, Flues & Vents

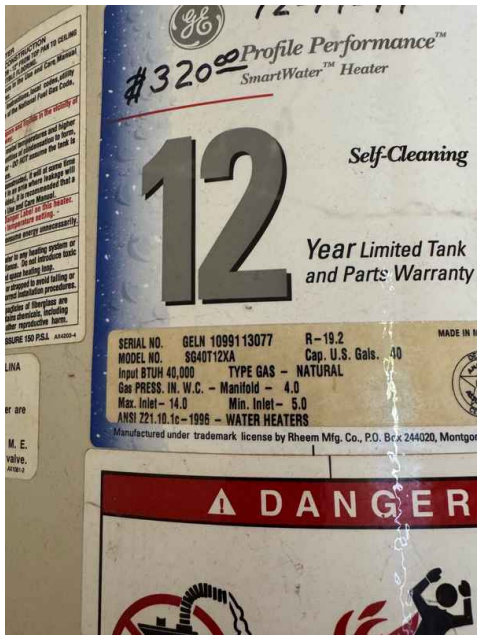
Recommendation/Major defect

NEAR END OF LIFE

Water heater is aged and showed normal signs of wear and tear. Water heater produced hot water and I did not observe any signs of leaking or other at time of inspection. Typical water heater age is 7 to 10 years.

Recommendation

Contact a qualified professional.



8.6.2 Hot Water Systems, Controls, Flues & Vents

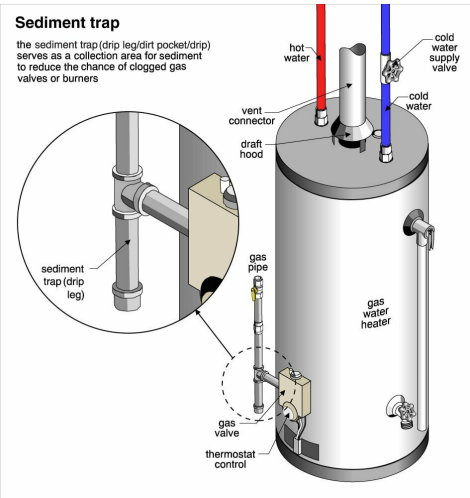
Maintenance Item/Minor Defect

NO DRIP LEG/SEDIMENT TRAP

A drip leg, also known as a sediment trap, is an important part of a fuel line system that protects appliances and regulators from damage caused by debris in the fuel lines. The California Plumbing Code (CPC) requires sediment traps for all gas appliances, except for some manually operated appliances like gas lights, ranges, clothes dryers, and outdoor grills.

Recommendation

Contact a qualified professional.



8.6.3 Hot Water Systems, Controls, Flues & Vents

Recommendation/Major defect

NO DRIP PAN

No drip pan was present. Recommend installation of drip pan and appropriate drain line by a qualified plumber.

8.6.4 Hot Water Systems, Controls, Flues & Vents

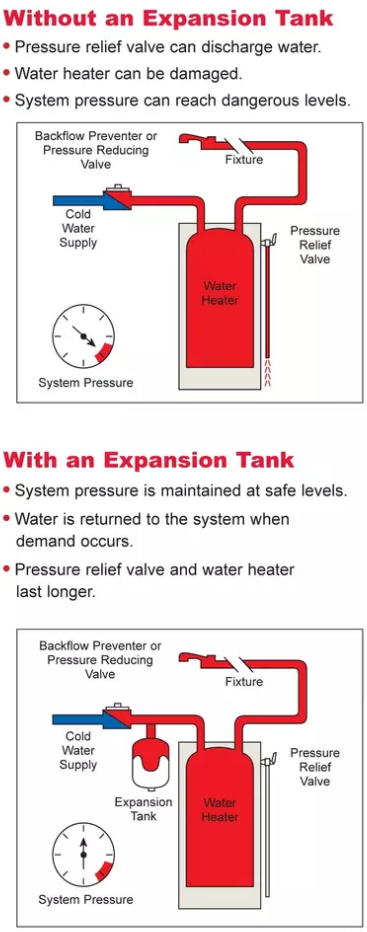
Maintenance Item/Minor Defect

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. Based on current building standards, expansion tanks are required in certain areas for new installs. Recommend a qualified plumber evaluate and install if required.

Recommendation

Contact a qualified plumbing contractor.



8.6.5 Hot Water Systems, Controls, Flues & Vents

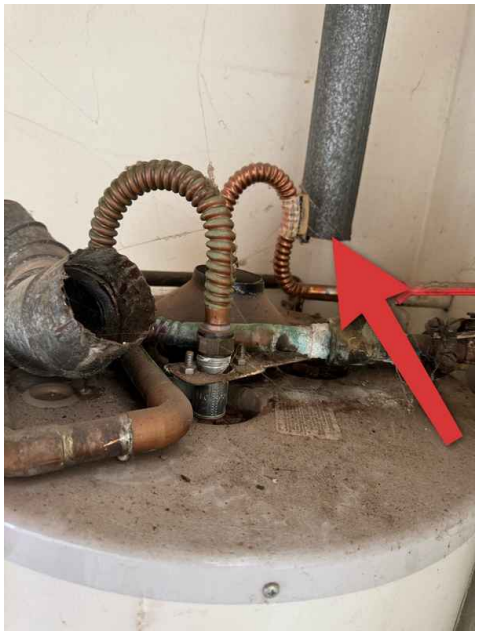
Safety Hazard/Material defect

DETACHED FLUE PIPE

The flu pipe/exhaust is detached - this is a hazard. Recommend reattaching for safety

Recommendation

Contact a qualified professional.



8.6.6 Hot Water Systems, Controls, Flues & Vents

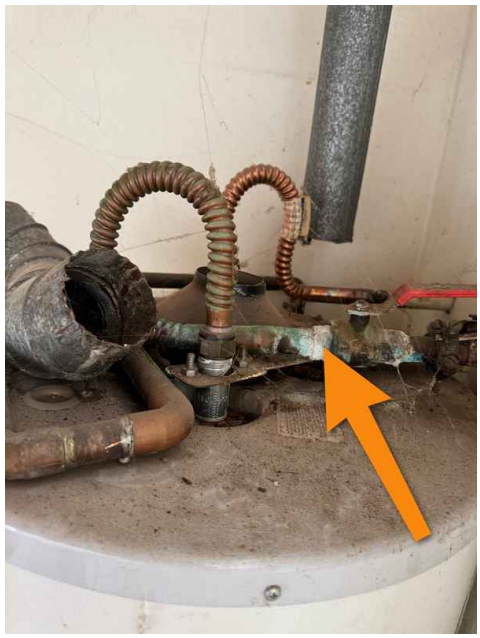
Recommendation/Major defect

CORROSION AT WATER CONNECTION(S)

Corrosion was noted at the cold water inlet. Recommend monitor incorrect if condition worsens.

Recommendation

Contact a qualified plumbing contractor.



8.9.1 Toilets

Maintenance Item/Minor Defect

LOOSE TOILET

MASTER BATHROOM

Toilet in bathroom was loose at the base which can lead to leaks and moisture damage. Recommend tightening/secure toilet base.

Recommendation

Contact a handyman or DIY project


Master bathroom

8.11.1 Showers

Maintenance Item/Minor Defect

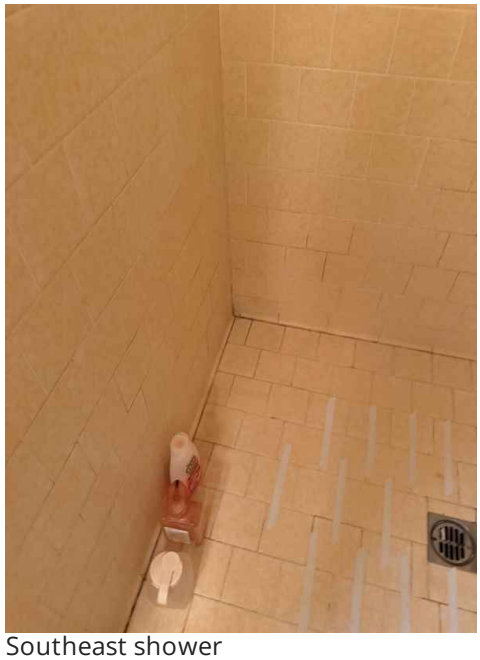
GROUT MAINTENANCE

SHOWERS

Grout is degraded and/or missing in one or more areas. Recommend performing grout maintenance to prevent water intrusion and moisture damage.

Recommendation

Contact a handyman or DIY project


Southeast shower

8.14.1 Kitchen Faucet & Sink

Maintenance Item/Minor Defect

CORROSION AT PLUMBING

I observed corrosion at the plumbing under kitchen sink. Any active leaks will be noted separately. Recommend correcting.

Recommendation

Contact a qualified professional.

9: ELECTRICAL

		IN	NI	NP	D
9.1	Electrical Service Disconnect	X			
9.2	Service Entrance Conductors	X			X
9.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
9.4	Branch Wiring Circuits, Breakers & Fuses	X			X
9.5	Lighting Fixtures, Switches & Receptacles	X			X
9.6	GFCI & AFCI	X			X
9.7	Smoke Detectors	X			X
9.8	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Electrical Service Disconnect: Service Disconnect Amperage & Location
100 Amp

Service Entrance Conductors: Electrical Service Conductors
240 Volts, Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Southeast, Exterior

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
Unknown, Label missing

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Label missing, Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not observed or not present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: Location for Kitchen GFCI Reset
None

GFCI & AFCI: Location for Exterior GFCI Reset
None

GFCI & AFCI: Location for Laundry Room GFCI Reset
None

Smoke Detectors: Smoke Detectors
battery operated

Carbon Monoxide Detectors: CO Detectors
None

Inspection photos

Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately

GFCI & AFCI: Location(s) for Bathroom GFCI Reset
None

Bathroom GFCI reset location(s) are generally located at the GFCI outlet or at another outlet in the same room. For GFCI reset locations observed to be located in other areas of the house, photo captions will provide this information when available

GFCI & AFCI: No GFCI Protection - Older Home

While GFCI outlets are not always required in older homes, adding them will enhance your safety. Homes built before the 1970s often lack GFCI outlets in areas where they are now considered necessary. GFCIs have been required by the NEC since 1971. Initially they were required for all outdoor receptacles, and bathrooms were added as a requirement in 1975. According to ESFI, the required areas for GFCI's have grown since then based on the immense success they have had in reduction of electrocutions. It is recommended that you inquire about city/municipality GFCI requirements and that GFCI protection be added as a safety precaution.

Here is a link to read about how GFCI receptacles keep you safe.

Smoke Detectors: Smoke Alarm Recommendations

According to the National Fire Protection Association (NFPA), smoke alarms should be installed in the following locations:

- Every level: Including the basement and attic
- Bedrooms: Especially if people sleep with the door closed
- Outside sleeping areas: In halls near bedrooms, or in each sleeping area if there are multiple
- Stairways: At the top of the first-to-second floor stairway, and at the bottom of the basement stairway
- Living areas: On levels without bedrooms, install alarms in the living room, den, or family room

When installing smoke alarms, you should also consider the following:

Height
Mount alarms on the ceiling 4 inches from the wall, or on the wall 4 to 12 inches from the ceiling. This is because smoke rises, making the alarms more effective.
Distance
Keep alarms at least 10 feet away from cooking appliances to reduce false alarms.
Obstructions
Ensure that nothing could prevent smoke from reaching the alarm.
Environment
Avoid installing alarms in areas that are too hot or too cold, such as crawl spaces, unfinished attics, uninsulated ceilings, porches, and garages. You should also keep alarms away from drafty, damp, or dusty areas, and not near heat sources or fluorescent lights.

Carbon Monoxide Detectors: Carbon Monoxide Detector Recommendations

At a minimum, industry experts recommend a CO alarm be installed on each level of the home -- ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace.

Limitations

General

ACCESS PANEL/DEAD FRONT COVER NOT REMOVED

Dead front cover at main electrical panel was not removed. Conditions exist that inhibited safe removal of the cover. If desired, recommend licensed electrical contractor evaluate homes electrical system and main panel.

Deficiencies

9.2.1 Service Entrance Conductors

Recommendation/Major defect

NOT ENOUGH CLEARANCE

EAST

Service drop overhead wires are too low, not giving enough clearance above roof. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

Recommendation

Contact your local utility company

Wires resting on roof of detached garage

9.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Maintenance Item/Minor Defect

MISSING LABELS ON PANEL

At the time of inspection, panel was missing, had incomplete or illegible labeling. Recommend a qualified electrician identify breakers and label locations.

Recommendation

Contact a qualified electrical contractor.

9.4.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard/Material defect

UNCAPPED OR EXPOSED CONDUCTORS

EXTERIOR SOUTHEAST

Observed uncapped or exposed conductors. Recommend terminating wires correctly to prevent shock hazard. Note: I did not test the conductors and they may or may not be live (energized) but they should be checked (and properly terminated if live) for safety.

Recommendation

Contact a qualified professional.


Southwest exterior

9.5.1 Lighting Fixtures, Switches & Receptacles

Recommendation/Major defect

HOT AND NEUTRAL REVERSED

GARAGE

I observed one or more outlets to have the hot and neutral reversed. Recommend correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.


Garage North

Zoomed

9.6.1 GFCI & AFCI

Recommendation/Major defect

NONE VISIBLE/NONE INSTALLED - OLD

ENTIRE HOME

There were no GFCIs visible at the time of the inspection - recommend upgrade for increased safety - all work should be performed by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.

9.7.1 Smoke Detectors

Safety Hazard/Material defect

DETECTOR NEARING END OF OPTIMAL SERVICE LIFE

MUMTIPLE LOCATIONS

Yellowing of the smoke detector housing indicates older detector that should be replaced for optimal performance. Picture of example of condition observed, recommended replacement of any detectors In similar condition.

Recommendation

Contact a handyman or DIY project

West bedroom and hallway

9.7.2 Smoke Detectors

Safety Hazard/Material defect

PAINTED DETECTOR

MIDDLE BEDROOM

Observed smoke detector that has been painted, unable to determine age or condition. Recommend replacement

Recommendation

Contact a qualified professional.

Middle bedroom

9.8.1 Carbon Monoxide Detectors

Recommendation/Major defect

LACKING ADEQUATE PROTECTION

Lacking adequate protection (no CO detectors observed). Recommend installation of carbon monoxide detectors in all areas as recommended. CO devices should be installed outside each sleeping area and on every level of the home including the basement. It is also recommended that CO devices be installed in the same room as fireplace(s).

More information here

Recommendation

Contact a handyman or DIY project

10: FIREPLACE

		IN	NI	NP	D
10.1	Smoke & Carbon Monoxide Detectors	X			X
10.2	Gas supply pipe			X	
10.3	Firebox, Vents, Flues & Chimneys		X		
10.4	Lintels	X			
10.5	Damper Doors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location
Living Room

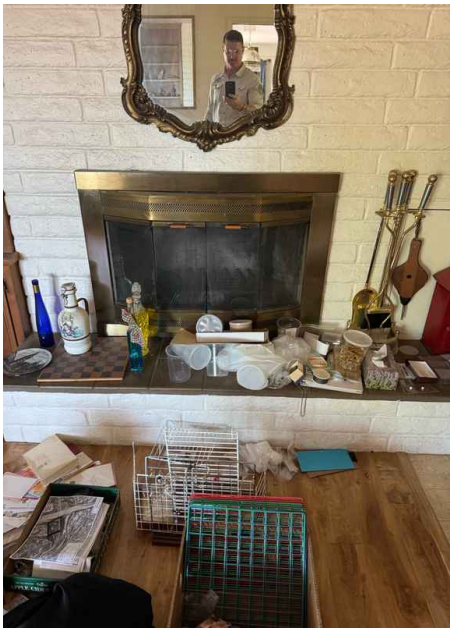
Type
Wood-burning

Chimney Sweep/Inspection Recommended

For home safety and efficiency, the National Fire Protection Association (NFPA) and the Chimney Safety Institute of America (CSIA) recommend annual chimney inspections and sweeps, which help prevent chimney fires and carbon monoxide poisoning. My inspection of the fireplace, chimney, liner and associated components is limited due to access and other factors - a thorough inspection (and cleaning, as needed) by a qualified chimney sweep contractor is recommended prior to end of real estate contingency period and first use of the fireplace.

Inspection photos

Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately



Limitations

General

OCCUPANTS BELONGINGS RESTRICTING ACCESS

Unable to inspect fireplace (including doors, firebox, damper doors, gas supply, etc.) because of occupants belongings in front and/or in within fireplace

Deficiencies

10.1.1 Smoke & Carbon Monoxide Detectors

Recommendation/Major defect

CARBON MONOXIDE DETECTOR MISSING

A carbon monoxide detector was not observed in the same room as the fireplace. This is a hazard. Recommend installation of a CO detector in this area for safety.

Recommendation

Contact a qualified professional.

11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			X
11.2	Vapor Retarders (Crawlspace or Basement)	X			X
11.3	Ventilation	X			
11.4	Exhaust Systems	X			
11.5	Attic Door or Ladder Access	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Insulation: Insulation Type

Batt, Fiberglass

Ventilation: Ventilation Type

Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

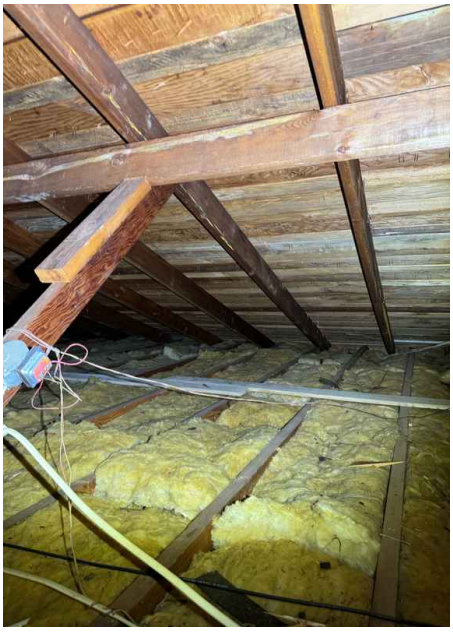
None

Attic Door or Ladder Access: Attic access requires ladder

Attic access requires ladder. Not installed

Inspection photos

Inspection photos are taken to provide insights on the inspected unit. Any observed defects will be noted separately





Attic Insulation: Avg Insulation 4 inches / R-Value 13

I observed the average insulation depth to be approximately 4 inches in the attic which gives an approximate R-value of 13. For reference, the recommended R-value for San Diego is 38

Recommended R-value information here

R-value chart:

	Insulation R-values					
Insulation Type	11	13	19	22	30	38
Batts/Blankets	Inches					
Fiberglass	3 ½ "	4"	6"	7"	9 ½ "	12"
Rock wool	3"	4"	5 ½ "	6"	8 ½ "	11"
Loose-fill						
Fiberglass	5"	5 ½ "	8 ½ "	10"	13 ½ "	17"
Rock wool	4"	4 ½ "	6 ½ "	8"	10 ½ "	13"
Cellulose	3"	3 ½ "	5 ½ "	6"	8 ½ "	11"
Vermiculite	5"	6"	9"	10"	14"	18"
Rigid board						
Polystyrene (extruded)	3"	3 ½ "	5 "	5 ½ "	7 ½ "	9 ½ "
Polystyrene (bead board)	3"	3 ½ "	5 ½ "	6"	8 ½ "	10 ½ "
Urethane	2"	2"	3 "	3 ½ "	5 "	6"
Fiberglass	3"	3 ½ "	5"	5 ½ "	7 ½ "	9 ½ "

Attic Insulation: **Example of insulation condition/levels observed**

Attic

See pictures for examples of insulation levels in the attic observed

Attic Door or Ladder Access: **Attic Access located in Conditioned area of home**

Attic access panel not insulated, recommend adding bat insulation to help limit conditioned air from entering the attic.

Limitations

Attic Insulation

RECESSED LIGHTING AND INSULATION

You may have can lights (recessed lighting) in contact with insulation but I am unable to determine if some or all of these areas pose a fire hazard because I am unable to determine if the lights are IC-rated (Insulation Contact-rated). I recommend verifying the lights are safe to be used with insulation and, if not, ensure there is adequate clearance between the insulation and the light fixture(s).

To identify IC-rated can lights (recessed lighting), look for labels or markings like "IC" or "ICAT" (Insulation Contact Airtight) on the housing, a silver housing color, and the absence of visible vent holes.

Deficiencies

11.1.1 Attic Insulation

Recommendation/Major defect

INSUFFICIENT AND DISPLACED INSULATION

ATTIC

Insulation depth was inadequate and not evenly distributed. Current insulation has also settled below ceiling joists in areas. This allows heat to be transferred by conduction. Recommend adding insulation sufficient to cover ceiling joists to improve efficiency at home.

Recommended R-value information here

Recommendation

Contact a qualified insulation contractor.

11.2.1 Vapor Retarders (Crawlspace or Basement) Maintenance Item/Minor Defect

NO VAPOR BARRIER OR INSULATION/RODENT BARRIER

CRAWLSPACE

There is no vapor barrier beneath the flooring or rodent barrier covering the underfloor insulation. This can result in unwanted moisture and deterioration of insulation. While many homes do not use vapor barriers in crawlspaces, I do recommend one be installed.

Recommendation

Contact a qualified professional.

12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
12.1	Doors	X			
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			X
12.6	Stairs, Steps, Stoops, Stairways & Ramps			X	
12.7	Railings, Guards & Handrails			X	
12.8	Countertops & Cabinets	X			
12.9	Safety Glazing/Tempered Glass	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Sliders

Floors: Floor Coverings
Laminate, Linoleum

Walls: Wall Material
Textured Drywall

Ceilings: Ceiling Material
Popcorn, Textured Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Tile, Quartz or other hard

Clothes washer and dryer

Clothes washer and dryer are not inspected in the scope of a residential home inspection. It is recommended that the buyer be present when first operating any clothes washers or dryers when first operating to ensure proper functionality.

Additionally it is recommended that the buyer remove dryer vent hose and check exhaust duct for any lint buildup as this is a known fire hazard. If dryer was present at time of inspection this would inhibit the ability to visually inspect and report upon.

Windows: Caulking maintenance

Various locations

Caulking around interior side of windows degraded - updated caulking is recommended for maximum efficiency.

Safety Glazing/Tempered Glass: Tempered Glass Requirements

The 2003 International Residential Code (IRC) defines certain hazardous locations that require Tempered Safety Glazing/Glass (such as shower doors, swinging glass door, etc). This type of glass shatters into small pieces instead of large shards, thereby reducing the risk of serious injury from glass breakage in hazardous areas. When practical, the inspector attempts to identify obvious areas not meeting tempered glass requirements but a thorough examination of all tempered glass in required areas is beyond the scope of this inspection. Please verify that all required areas are equipped with tempered glass prior to the end of real estate contingency period.

Here is a quick reference on safety glazing requirements

Deficiencies

12.5.1 Ceilings

Maintenance Item/Minor Defect

MINOR CRACK OR DAMAGE

VARIOUS LOCATIONS

Minor cracks, damage or deterioration to the ceiling were visible at the time of the inspection. This appears to be from minor settling and/or expansion and contraction from humidity changes. Recommend monitoring

Recommendation

Recommend monitoring.

Middle bedroom

13: BUILT-IN APPLIANCES

		IN	NI	NP	D
13.1	Dishwasher	X			X
13.2	Built-in Microwave			X	
13.3	Refrigerator	X			
13.4	Ovens	X			
13.5	Cooktop	X			
13.6	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand
Whirlpool

Dishwasher: Operated

Ovens: Brand
Frigidaire

Ovens: Oven Energy Source
Gas

Cooktop: Brand
KitchenAid

Cooktop: Cooktop Energy Source
Gas

Cooktop: Exhaust Hood Type
Vented

Garbage Disposal: Switch location hidden
Left of sink

Garbage Disposal: Operated
The garbage disposal operated at time of inspection

Disclaimer

The general inspection testing of built-in appliances does not include testing of all features, but is limited to confirmation of operation using normal operating controls and basic functionality (ex: oven bake feature only). You should ask the seller about the full functionality and any other features.

Refrigerator: Brand
Whirlpool

Refrigerator: Ice / Water dispenser present - not tested

An ice and water dispenser are present at the refrigerator. These were not tested as it is beyond the scope of the inspection.

Ovens: Operated

The oven bake feature was tested via normal controls and found to be operational at the time of the inspection. The oven was turned off after inspection.

Cooktop: Operated

The cooktop was tested and was found to be operational at time of inspection via normal controls. The cooktop was turned off after inspection.

Deficiencies

13.1.1 Dishwasher

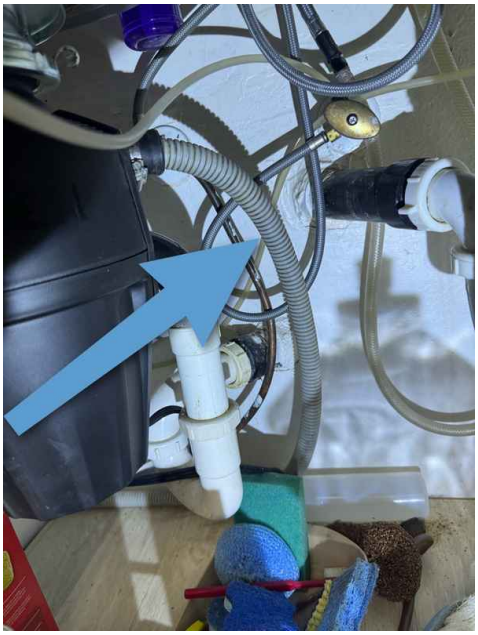
HI LOOP/DRAIN LINE IMPROPERLY INSTALLED

Maintenance Item/Minor Defect

The dishwasher high loop drain line is not installed correctly. There is no air gap or high loop installed to prevent backflow (and standing water) into dishwasher. Recommend correction.

Recommendation

Contact a handyman or DIY project



STANDARDS OF PRACTICE

Inspection Details

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation, Crawlspace, & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Garage
Internachi standards of practice for inspection of the garage space are not specifically noted. Instead, the standards of practice from other areas are incorporated into the garage inspection, including foundation, plumbing, electrical, structural, walls, ceilings, etc.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames. II. The inspector shall describe: the type of fireplace. III. The inspector shall report as in need of

correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; determine the appropriateness of any installation; inspect automatic fuel-fed devices; inspect combustion and/or make-up air devices; inspect heat-distribution assists, whether gravity-controlled or fan-assisted; ignite or extinguish fires; determine the adequacy of drafts or draft characteristics; move fireplace inserts, stoves or firebox contents; perform a smoke test; dismantle or remove any component; perform a National Fire Protection Association (NFPA)-style inspection; perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.